



Sandeep Bansal & Associates

Chartered Accountants

AUDITOR'S REPORT

To
The Members of
Nav Sansad Vihar Co-Operative Group Housing Society Ltd.

We have audited the attached Balance Sheet of Nav Sansad Vihar Co-Operative Group Housing Society Ltd. Plot No. 04, Sector-22, Dwarka New Delhi-110077 as at 31st March, 2022 and also the attached income & Expenditure Account and Receipt & Payment Account for the year ended on that date. These financial statements of accounts are the responsibility of society's Management: Our responsibility is to express an opinion on these financial statements of accounts based on our audit.

We have conducted our audit in accordance with auditing standards generally accepted in India. These standards require that we plan and perform the audit to obtain reasonable assurance 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 accounting estimates made by the management as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

Subject to our detailed observations in parts 'A', 'B' and 'C' forming part of this report we have to report that:

- 1) We have obtained all the information and explanations which to that best of our knowledge and belief were necessary for the purpose of our audit.
- 2) In our opinion, proper books of account as required by law have been kept by the Society so far as appears from our examination of the books.
- 3) In our opinion the Balance Sheet, Income & Expenditure Account and Receipt & Payment Account deal with by this report are drawn up in conformity with the law and provide full information as required by Delhi State Co-operative Societies Act and rules framed there under.
- 4) In our opinion and to the best of our information and according to the explanations given to us, the said accounts, subject to our observations as in the reporting ANNEXURE (consisting of Part-A, Part-B & Part-C) give a true and fair view:-
 - a. In the case of Balance Sheet of the state of affairs of Society as at 31st March, 2022.
 - b. In the case of Income & Expenditure Account of the Excess of Income over Expenditure i. e. 'Surplus' for the year ended on 31st March, 2022.
 - c. In the case of Receipt & Payment Account of the receipts & Payments for the year ended on 31st March, 2022.

Place: New Delhi
Date: 06/02/2023

For Sandeep Bansal & Associates.
Chartered Accountants

FRN: 09921C



CA Sandeep Bansal
(Partners)

Offices at # M-5/101 GUPTA PLAZA M BLOCK VIKASPURI New Delhi 110 018

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Name of the Society NAV SANSAD VIHAR CO-OPERATIVE GROUP HOUSING SOCIETY LTD.

Address of the Society Plot No. 04, Sector-22, Dwarka, New Delhi-110075

Registration No. 1401 G/H

Period of present Audit 01.04.2021 to 31.03.2022

Period of Previous Audit 01.04.2020 to 31.03.2021

Name and Address of the Previous Auditor SBG & Co.
Chartered Accountants
1005 10TH FLOOR, ROHIT HOUSE,
3 TOLSTOY MARG, CONNAUGHT PLACE,
NEW DELHI-110001

Name and Address of the Current Auditor Sandeep Bansal & Associates
M-5/101, Gupta plaza
M Block, Vikas Puri,
New Delhi-110018

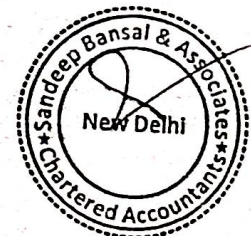
No. of members at the time of present Audit 254

No. of Members at the time of Previous Audit 254

No. of Members enrolled during the year 05


No. of Member resigned/expelled during the year 05

Area of operation NCT of Delhi



PART-A

OBJECTION/SUGGESTIONS OF PREVIOUS AUDIT REPORT(WHEREVER NOTICED)	COMPLIANCE/REMARKS BY SOCIETY
1. No Compliance Report has been submitted to RCS and all observation of previous years is pending & o progress in the respect. It is advise to MC to filed the compliance report with the office of the Assistant Registrar (Audit) (S/W) Cooperative Societies, New Delhi. So observations of previous periods not reproduced here and serious observations & recommendation recorded in Part-A of previous Audit Report.	The Compliance report of FY 2018-19 has been submitted to RCS dt 3/12/2020 vide letter dated 01/12/2020. --- No Copy available for our verification---
2. Income & Expenditure and Appropriation Account: a. Mr. Rajiv Vij Advocate Rs. 3000/- b. Mr. Kuldeep Mansukhani Advocate* Rs. 150000/- This amount has been paid out of court	Payment was made to Mr. Kuldeep Mansukhani, advocate on receipt of Court No. 1657/16 dated 31.07.2019. Society was not

<p>settlement & case has been closed.</p>	<p>booked expenditure in previous year as judgment was pending in the court. It was not possible to make provision before award for the proceeding and without knowing the liabilities. This payment was made on receipt of said order on 31/07/2020 and accordingly expenditure has been booked.</p>
<p>3. TDS were not deducted & deposited into Govt Treasury:</p> <ol style="list-style-type: none"> Legal & Professional Fee Rs. 150000/- paid to Advocate Mr. Kuldeep Mansukhani. Repair & Maintenance Building Rs. 88450/- paid to Mr. Mohd Shamim Khan Legal & Professional Fees Rs. 36580/- paid to M/s S Nasim Ahmad & Co. Repair & Maintenance Building Rs. 35282/- paid to Aqua Tank Care. 	<p>Not Complied</p>
<p>4. Repair & Maintenance Building Rs. 1725868./- consist of followings:-</p> <ol style="list-style-type: none"> Rs. 590000/- is debited to Income & Expenditure which is paid during the year for DPR study in respect of feasibility of FAR Extension & Building repair to M/s Hadiso construction Pvt. Ltd. in our opinion it should be capitalized towards FAR Extension & Building Maintenance fund and may be routed through marked Funds as stipulated in AGM/SGM. 	<p>Noted</p> <p>✓</p>
<p>5. Building Extension fund & Building Repair Fund: The Society has raised demand during the year for tow funds from 254 Members for their consent. Only 79 Members out of 254 Members has given consent for Building Extension project and demanded/ received Rs. 16600000/- & credited to Building Extension Fund and balance 175 members has given consent for only Building Repair works and demanded / received Rs. 8700000/- & credited to Building Repair Fund @ Rs. 50000/- from each consented members. Although works is yet not allocated/ awarded to any contractor due to covid-2019. However sub-committee has formed and they have submitted their report to MC.</p> <p>The aforesaid projects discussed in details and sub-committee submitted their findings to MC and MC appointed a consultants for making architectural & structural drawings, preparation of tender documents, filing of application and completion certificate and these work has been awarded to M/s Hadiso Constructions Private Limited and no proper consultancy agreement executed but a work order was issued its director Mr. Mohdisrafon dt. 23.11.2019 for Rs. 20.00 lakh plus applicable GST. The scope of work as furnished by the consultant are preparing of all kind of drawings including civil.</p>	<p>Work order is issued to M/s Hadiso Construction Private Limited director on dt. 23.11.2019 for Rs. 20 lakhs plus applicable GST as job is very standard specific in nature. The details of job description are included in the work order</p> <p>----- There was no any documents available with the society relates to Repair and FAR for verification.</p> 

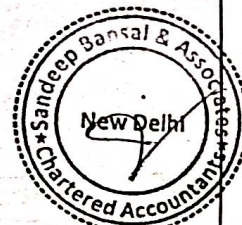
Electrical & plumbing, model/ 3D elevation, preparation of all documents for DDA, DUAC & fire, liasoning with competent authority like DDA, DUA & Fire, obtaining approval of drawings with DDA/DUAC and preparation of Tender documents with BOQ for proposed Extension of FAR and the following expenses incurred during the year towards these two projects.

- a. Advertisement Expenses Rs. 7980.00
- b. Construction Expenses (Environment Clearance) Rs. 41300.00
- c. Printing Expenses Rs. 23771.00
- d. DDA Application Fees Rs. 4693940.00
- e. Consultancy Fees (Hadiso Construction Pvt. Ltd.) Rs. 708000

6. Reserve & Surplus Account (B/Sheet):-
Rs. 16848092.40
Add: Addition during the year* Rs. 168408.00
Less: Appropriation during the year* Rs. 664651

- This amount was recovered from Mr. Saifudin Soz M. No. 100 on account of wrong credit has been given in the year 2013 out of interest earned on deposit and debited to Reserve & Surplus account.
- The amount of Rs. 464651/- has been debited to reserve & Surplus account and credited to Members Deposit account towards cost of flats namely M/s Ashok Sardana Flat No. 322 for Rs. 223638/- and all these entires passed as per out of court settlement dt. 24.10.2019. It is pertinent to note that credit of interest earned on deposit was not credited initially since they were defaulters' list in the year 2013 as per AGM decisions.

This is Statement of fact.



7. The Society has not taken compliance certificate from contractor & consultants namely M/s Hadiso Constructions Pvt. Ltd. in respect of GST charges from Society and payment of GST to GOVT. treasury. It is advised to take compliance certificate in this respect.

Noted for Compliance
--- There was no any progress up to time of Audit FY 2020-21

8. The Society has not taken GST registration as per provision of Sec 9, 22, & 23 of the Act and advised to take necessary action.

Not Complied

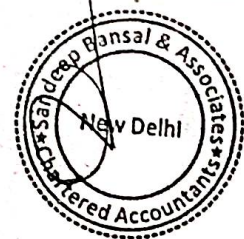
9. Expenses/ Payment: It is not possible to verify whether the payment in excess of Rs. 10000/- have been made otherwise than by account payee cheque or bank draft as necessary evidence is not in the possession of the Society.

Not Complied

10. Share/ Membership Transfer: During the year 10 (Ten) membership application has been received as per rule 34A of DCS rule, 2007 but only 7 membership approved by MC. We observed the following irregularities in the application as well as approval of transfer of membership.
a. No date mentioned in application for

Not complied

<p>membership received from applicant.</p> <p>b. Neither resolution was passed by MC nor properly recorded in the minute book. Also the same is not duly authenticated by Authorized MC / office bearer.</p> <p>c. In some of application photograph of applicant was not taken.</p> <p>d. No KYC documents found on record.</p> <p>e. Approved application along with other documents not forwarded to RCS for further course of action. So, these transfers of membership are not in order as per DCS Act & Rules.</p>	
11. Sundry Suspense Receipts Rs. 113036.18: it is not ascertained/ un-reconciled.	Not complied
12. The Society is not having their website & it is advised to have the same as per guidelines of RCS, Delhi and upload the decision of AGBM/ SGBM and all major decision.	Not complied
13. It is advised to the Society to record their AGBM/ SGBM on video and provide CD of the same to the RCS office as per policy No. F.47/policy/Misc/2015/941 dt. 26.12.2019.	Society is already doing the same practice. Society has recorded its last two GBM on video, However, noted for compliance to provide the CD of the AGBM/ SGBM to the RCS office as per the policy.
14. Details of assets including depletion of assets, Assets Register of the Society is not made available for verification.	Not compliance
15. Most of Sundry Creditors and Sundry Debtors subject to confirmation with GL. The Society is advised to reconcile its members account at earliest and clear the long pending dues in the member's account.	Noted for future
16. It is advised to the Society to introduce monthly expenditure/ income budget system.	Not Complied
17. Previous year figures have been regrouped, reclassified, re-arranged wherever considered necessary.	No need to compilation.



PART-B

FUNCTIONING

The Society is functioning from its Registered Office and the members are being allowed to inspect the documents of the society including Audit Report. As per Delhi Co-Operative Societies Rules, 2007 the Society shall keep a registration file at its registered office containing:

- Registered Bye-Laws.
 - An index of amendment of Bye-Laws.
 - Certificate of Registration.
 - Latest list of Defaulters.
- Besides other statutory details.

MEMBERS

The Society had 254 Members at the beginning of the year and 05 members took exit from the membership during the year. A list of members as at 31.03.2022 is enclosed herewith. During the year 05(Five) membership application has been received as per rule 34A of DCS rule, 2007.

MANAGEMENT

The affairs of the society continued to be managed by the Management Committee during the year who took over charge on 05.09.2021.

A list of the Members of Management Committee is enclosed herewith.

MANAGEMENT COMMITTEE MEETINGS

During the year under Audit 08 MC meetings were held and the minutes of the proceedings were found properly recorded in the minute Book.

ANNUAL GENERAL MEETING

During the year No General Body Meetings was conducted.

LENDING POLICY OF THE SOCIETY

We have been informed that there is no system of extending any loans to the members by the Society.

UNRESOLVED DISPUTES

Details of unresolved Disputes enclosed with the Balance sheet.

APPROVED BUDGET

We have been given to understand that the Society does not have a system of preparing Budget for various expenses proposed to be incurred during a period.

However, we have been informed that the Managing Committee members discuss the various financial requirements of the society before making fresh financial commitments.

We are of the opinion that for better utilization of funds and ensuring financial discipline the Society must embark upon a system of Budgetary Control.

DISPUTED CLAIMS

The Managing Committee of the Society has certified that there are no disputed claims of and against the Society. A certificate to this effect is enclosed herewith.

REVIEW OF EXPENDITURE

The Society is maintaining its accounts on accrual basis and though the expenditure is approved by the management committee.

OBSERVATIONS AND COMMENTS ON BALANCE SHEET

A. LIABILITIES

SHARE CAPITAL : Rs. 25,100.00

No change during the year



RESERVE & SURPLUS: Rs. 1,63,51,849.00
No change during the year.

BUILDING EXTENSION FUND : Rs. 1,68,44,750.00
No change during the year.

BUILDING REPAIR FUND : Rs. 7919967.00
Balance as on 31.03.2020 1,51,69,967.00
Reverse During the year 72,50,000.00
145 members

During the year Rs. 50000.00 has been refunded to 145 members of the Society in their respective flat ledger, from building repair fund i.e. Rs. 72,50,000.00.

SECURITY DEPOSIT (REFUNDABLE) : Rs.5,25,000.00
No Change during the year.

MEMBER DEPOSIT: Rs.48,97,02,843.74
No Change during the year.

OTHER MEMBER DEPOSIT: Rs.67,72,456.75
The balance under this head of account was Rs. 67,72,456.75as compared to Rs. 66,81,456.75 last year

BUILDING REPLACEMENT FUND: Rs. 39,16,010.00
No change during the year.

EXPENSES PAYABLE : RS.31,67,331.18
The balance under this head of account was Rs. 31,67,331.18as compared to Rs. 72,82,755.18 last year. This amount represents amount payable to various service providers etc.

B, ASSETS

FIXED ASSETS : Rs.49,77,92,956.64

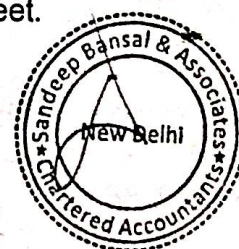
During the year under audit the society Charged Depreciation Rs. 1,96,613.00on Fixed Assets namely, Computer, CCTV ,etc. has been provided as per Income Tax Act,1961. Details of Fixed Assets are annexed in schedule with the Balance Sheet.

INVESTMENTS

SHARE OF DCHFC: Rs.5000
No change in balance under the year.

CURRENT ASSETS, LOANS AND ADVANCES Rs, 4,66,41,477.10
A sum of Rs. 4,66,41,477.10 included under this heading represents Amount recoverable from members and Loan & Advances Rs. 5,12,81,832.00 last year.

Cash and Bank Balances: Rs. 2,33,36,749.48



This is to certify that the cash in hand of the society as at 31/03/2022 was Rs. 14197.00 and the same was physically not verified by me. However, a certificate from the treasurer regarding physical verification of cash is enclosed.

The bank balance as follows:

5,50,653.91	HDFC Bank (196770)	-144471.11	Reconciled
61,616.30	HDFC Bank (958881)	234.96	Reconciled
19,06,082.00	HDFC Bank (960935)	-184227.39	Reconciled
4,38,668.85	State Bank of India (3095)	34013.85	Reconciled
2,02,762.99	State Bank of India (4413)	46789.99	Reconciled
29,893.15	State Bank of India (9259)	4462.15	Reconciled
19,981.66	State Bank of India (6846)	2905505.19	Reconciled
1,11,137.09	State Bank of India (6457)	111137.09	Reconciled
23,222.25	State Bank of India		Closed
9,482.34	Syndicate Bank		Closed
21,00,000.00	FDR's With HDFC Bank Autosweep A/c (960935)	2935757.95	Reconciled
1,24,00,000.00	FDR's With HDFC Bank Autosweep A/c (958881)	6357370.62	Reconciled
53,55,203.00	FDR's With HDFC Bank Autosweep A/c (196770)	4597942.74	Reconciled
8,38,130.00	FDR with SBI	929166.00	Reconciled
7,81,713.00	FDR with SBI (Building Repair Fund)	3874518.00	Reconciled
13,14,718.00	Accrued Interest on FDRs (Previous Year)	1314718.00	Reconciled
1,00,307.00	Accrued Interest on FDRs (SBI)	3833.00	Reconciled
3,31,478.00	Accrued Interest on FDRs (HDFC Bank)	535801.44	Reconciled

EXCESS OF EXPENDITURE OVER INCOME :Rs.93,74,677.15

During the year the Society's Income was Rs.19,22,690.57 in excess of its Expenditure. As a result the balance under this head has increased fromRs.93,74,677.15.00to that extent Rs.74,51,986.58.

OBSERVATIONS AND COMMENTS ON INCOME & EXPENDITURE ACCOUNT INCOME

During the year under Audit the society has earned a sum of Rs.1,11,73,407.57as compared to Rs.1,22,30,538.37 last year. This income is derived from Maintenance charges, DG Cash card charges, Electricity charges and other charges from members and Interest on saving account & FDRof the society.

EXPENDITURE

The society has incurred total expenditure or Rs. 9250717.00 during the year as compared to Rs.1,04,58,535.90 last year. This expenditure has been incurred on Salary & wages, Electricity and Water charges, Maintenance of various assetsof the society,Festival Celebration, Security services, Diesel for Genset, Accounting Charges, Office Maintenance,



Audit fee ,Professional fee . A sum of Rs.1,96,613.00 has also been provided as depreciation on fixed assets.

GENERAL

Moreover, as the society is very old and its Building is in need of heavy repairs the Society should have a Building Replacement Fund and amounts collected are invested in earmarked securities to finance the future requirements.

PART-C

1. The Society has still not taken compliance certificate from contractor & consultants namely M/s Hadiso Constructions Pvt. Ltd. in respect of GST charges from Society and payment of GST to GOVT. treasury. It is once again advised to take compliance certificate in this respect.
2. The Society has not taken GST registration as per provision of Sec 9, 22, & 23 of the Act and advised to take necessary action.
3. It has been observed that there are numbers of figures are being continuing being reported in the balance sheet, which need to be written off, after due approval of Managing Committee and General Body.
4. It has been observed that there are members individual ledgers having credit balance since last many years but nothing has been done to reconcile the same. Hence it is advised to the Managing Committee that it should rectify the errors in respective accounts and adjust the credit balance against the demands raised.
5. Expenses/ Payment: It is not possible to verify whether the payment in excess of Rs. 10000.00 have been made otherwise than by account payee cheque or bank draft as necessary evidence is not in the possession of the Society.
6. Sundry Suspense Receipts Rs. 170094.00 it is not ascertained/ un-reconciled.
7. Society should take necessary step to arrange records of FAR and Building Repair.
8. There is no any record with the Society of Structural Audit of the Building.
9. There are so many opening Balances which required to be set off/ written off with the approval of Competent Authority.
10. Approvals and system of quotations for major expenses paid during the year.
11. any internal audit carried out during the year for receipts and expenses



NAV SANSAD VIHAR CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED
 Plot No. 04, Sector-22, Dwarka, New Delhi-110077
BALANCE SHEET AS AT 31.03.2022

Previous Year	Liabilities	Amount (Rs.)	Previous Year	Assets	Amount (Rs.)
25,100.00	Share Capital	25,100.00	497,615,514.64	Fixed Assets	497,792,956.64
16,351,849.40	Reserve & Surplus (As per Annexure-1)	16,351,849.40		(As Per Schedule "4" attached)	
7,451,986.58	Income and Expenditure Account	9,374,677.15		Investments at Cost	
16,844,750.00	Building Extension fund	16,844,750.00		DCHFC Ltd. (Shares)	5,000.00
				Current Assets	
15,169,967.00	Building Repair Fund	15,169,967.00		Receivable from Members	4,037,742.00
				(As Per Annexure-5)	
10,100,663.13	Refund During the year	7,919,967.00	8,702,614.00	Cash & Bank Balances	23,336,749.48
525,000.00	Member Credit Balance (As Per Annexure-5)	13,176,198.00		(As Per Annexure-6)	
489,702,843.74	Security Deposit (Refundable)	525,000.00		Loan and Advances	42,500,660.16
6,681,456.75	Member Deposit	489,702,843.74		(As Per Annexure-7)	
	Other Members Deposit (As per Annexure -2)	6,772,456.75		Ground Rent DDA	103,074.94
	Current Liabilities and Provisions				
3,916,010.00	Building Replacement Fund	3,916,010.00			
7,282,755.18	Expenses Payable (As per Annexure-3)	3,167,331.18	86,074.94		
574,052,381.78		567,776,183.22	574,052,381.78		

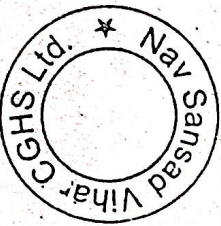
for NAV SANSAD VIHAR CGHS LTD.


President 

Secretary 

Treasurer 

Dated: _____
 Place: New Delhi



Auditors' Report
 As per our separate report of even date attached.
 For Sandeep Bansal & Associates
 Chartered Accountants
 FRN No.094213C

 CA Sandeep Bansal
 Partner
 M. No. 079138



NAV SANSAD VIHAR CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED
Plot No. 04, Sector-22, Dwarka, New Delhi-110077
INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31.03.2022

Previous Year	Expenditure	Amount (Rs.)	Previous Year	Income	In Rs. Amount(Rs.)
18,654.00	Audit Fee	19,240.00	9,462,865.00	Maintenance Charges Received	9,437,100.00
1,244.90	Bank Charges	4,720.00	106,724.01	Interest on SB A/c	59,991.75
215,295.00	Building Insurance Expenses	142,000.00	60,000.00	Advertising Charges Recd. (Lit)	287,878.00
683,377.00	Building Repair & Maintenance	683,533.00	408,154.44	Penal Interest Recd.	743,281.42
6,688.00	Conveyance Expenses	27,812.00	1,088,003.54	Interest on FDR's (HDFC)	34,000.00
35,408.00	Co-Operative Education Fund	39,238.00	157,150.00	Rent Receipts (Canteen)	135,000.00
170,088.00	Depreciation	196,613.00	230,000.00	Shifting Charges Recd.	73,000.00
242,318.00	DG Set Repair & Maintenance	70,046.00	88,000.00	Renovation & Repairing Charges Recd.	240,951.00
571,751.00	Electric Repair & Maintenance	542,555.00	189,105.38	D.G. Cash Card Recd.	500.00
1,603,318.00	Electricity Expenses	1,561,230.00	1,800.00	Share Money forfeited	2,500.00
-	Election Exp.	41,680.00	9,000.00	Transfer Fees	250.00
61,207.00	Festival Expenses	69,394.00	740.00	Admission Fee	58,955.40
56,312.00	Gardening Expenses(Net)	138,821.00	101.00	Misc. Income	100,000.00
911,471.00	House keeping Expenses	888,997.00	393,895.00	Scrap Sale (BRF)	-
35,400.00	Intercom AMC/ Repair	43,188.00	35,000.00	Tender Fees (BEF)	-
120.00	Interest Paid on TDS	375.00	-	Shop Rent	-
81,205.00	Legal & Professional Charges	281,318.00	-	-	-
989,110.00	Lift Maintenance & Licence Fee	1,449,920.00	-	-	-
2,055.00	Misc. Expenses	3,030.00	-	-	-
1,450.00	Office Expenses	4,221.00	-	-	-
842.00	Postage & Courier Exp.	7,738.00	-	-	-
14,134.00	Printing & Stationery	49,405.00	-	-	-
23,600.00	Rain Wtr Harevesing	-	-	-	-
776,387.00	Salary	929,777.00	-	-	-
59,380.00	Sanitation Repair & Maintenance	187,118.00	-	-	-
1,492,770.00	Security Guard Expenses	1,496,709.00	-	-	-
-	Short & Excess	-	-	-	-
34,941.00	Staff Welfare Expenses	24,529.00	-	-	-
2,104.00	Telephone Expenses	100.00	-	-	-
48,244.00	Water Charges Paid	230,250.00	-	-	-
1,770,000.00	Structural Audit	-	-	-	-
54,330.00	Repair & Maint. CCTV	59,000.00	-	-	-
472,850.00	Provision of Income Tax	-	-	-	-
22,482.00	Repair & Maint. Other Assets	58,160.00	-	-	-

