

ROHIT CO-OPERATIVE GROUP HOUSING SOCIETY LIMITED

(Registration No. 739 GH Dated 12th October 1983)
Plot No. 30, Sector-10, Dwarka New Delhi-110075
Phone No. 011-42547604

No. RCGHS/AGM/2025

Dated:-12.09.2025

NOTICE FOR AGM

The Managing Committee is pleased to inform all the members that AGM will be held on Sunday 12th October, 2025 as per following programme:-

Venue :- Society premises

Time :- 10.00 AM. In case the quorum of the House is not present by 10.30 AM (half an hour), the meeting shall be adjourned for another fifteen minutes and will be reconvened at 10.45 AM with available members.

AGENDA:-

1. President's Address
2. Confirmation of minutes of the last AGM held on 20.10.2024
3. Secretary's Report
4. Approval and adoption of Audited Accounts for the year 2024-25, consideration of likely Expense Estimate for 2025-26 and Budget Estimates for 2026-27
5. Repair of bathroom shafts of all blocks
6. Renovation of flooring towards side entry /exit of Blocks
7. Rehabilitation of Society's office
8. Any other issue with permission of chair.

Copy of audited accounts is enclosed for reference.

Light snacks will be served during the meeting.

Thanks & regards


(Monika Mohale)
Hony Secretary



Copy to the Registrar, Cooperative Societies, Old Court House Building, Parliament Street, New Delhi-110001.

AUDIT REPORT**Auditors' Report on Financial Statements**

To
The Members of
The Rohi CGHS Limited
New Delhi

Report on the Financial Statements

We have audited the accompanying financial statements of *The Rohit CGHS Limited* which comprise the Balance Sheet as at March 31, 2025, and the Statement of Income & Expenditure and Receipt & payment Account for the year then ended.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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



Opinion

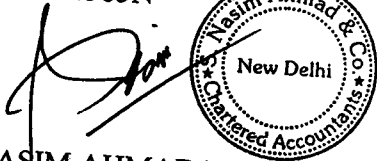
In our opinion and to the best of our information and according to the explanations given to us, subject to our comments / notes in the parts A, B & C {as required under rule 84(7) of Delhi Cooperative Societies Rules 1973} of the Annexure to Auditor's report give a true and fair view in conformity with the accounting principles generally accepted in India:

- (a) in the case of Balance Sheet, of the state of affairs of the Society as at 31st March, 2025 and;
- (b) in the case of Income & expenditure Account, of the *Deficit* for the year ended on that date;
- (c) in the case of Receipts & Payments Account of the Receipts & Payments of the Society for the year ended on that date..

Report on Other Legal and Regulatory Requirements

1. As required by the rules of Delhi Cooperative Societies Rules, 2007, we hereby enclose in the Annexed Report vide parts A, B, & C, a statement on the matters as per rule 84(9)(v) of the said rules.
2. Further to our comments in the Annexure referred to in the paragraph (1) above :-
 - a. we have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit;
 - b. In our opinion proper books of account as required by the Act, have been kept by the Society so far as appears from our examination of those books.
 - c. *The Balance Sheet, Income & Expenditure and Receipt & Payment Account dealt with by this Report are in agreement with the books of accounts. In our opinion and according to the explanations given to us, there has been no material impropriety or irregularity in the expenditure or in the realisation of money due to the society subject to our notes / observation as per annexure A, B & C.*

For S NASIM AHMAD & CO.
CHARTERED ACCOUNTANTS
SRN : 014565N



(S NASIM AHMAD)
PROP.

M. NO.: 094226

UDIN : 25094226BMOTBV76SY

PLACE : New Delhi

DATED: 19th August, 2025

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ROHIT COOPERATIVE GROUP HOUSING SOCIETY LIMITED, NEW DELHI
Statement of Income and Expenditure for the year ended 31st March 2025

(Amount in Rs.)

Particulars	Note	31st March, 2025	31st March, 2024
I Revenue from Operations	12	58,10,010.00	58,06,002.00
II Other Income	13	4,70,748.00	6,30,091.00
III Total Income (I+II)		<u>62,80,758.00</u>	<u>64,36,093.00</u>
IV Expenses:			
(a) Employee benefits expense	14	23,28,145.00	21,99,004.00
(b) Depreciation Expense	15	12,90,676.00	5,95,171.00
(c) Other Expenses	16	32,55,492.34	37,62,842.46
Total expenses		<u>68,74,313.34</u>	<u>65,57,017.46</u>
V Profit/(loss) before exceptional and extraordinary items, partners' remuneration and tax (III- IV)		(5,93,555.34)	(1,20,924.46)
VI Exceptional items (specify nature & provide note)		-	-
VII Profit/(loss) before extraordinary items, and tax (V-VI)		(5,93,555.34)	(1,20,924.46)
VIII Extraordinary items (specify nature & provide note)		-	-
IX Profit before tax (VII-VIII)		(5,93,555.34)	(1,20,924.46)
X Current tax		-	55,750.00
XI Profit/(Loss) for the year (IX-X)		(5,93,555.34)	(1,76,674.46)

Notes to Accounts 1 to 16

As per our separate report of even date enclosed

For S Nasim Ahmad & Co.

Chartered Accountants

FRN: 014565N



(S NASIM AHMAD)

Prop.

M.No. 094226

PLACE: New Delhi

DATE: 19/08/2025

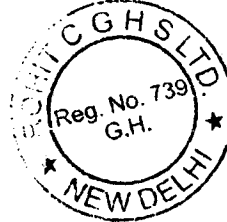
UDIN: 25094226 BMDJBV 7654

For Rohit Cooperative Group Housing Society Limited

V.K. Jain
V.K. JAIN
(President)

Deepak Gujrati
DEEPAK GUJRATI
(Treasurer)

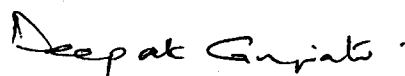
Monika Mohale
MONIKA MOHALE
(Secretary)




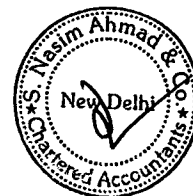
ROHIT COOPERATIVE GROUP HOUSING SOCIETY LIMITED, NEW DELHI
Notes forming part of the Financial Statements for the year ended 31st March, 2025

	(Amount in Rs.)	
Particulars	As at 31 March 2025	As at 31 March 2024
12 Revenue from operations		
Maintenance Collection	56,19,600.00	56,20,575.00
Electricity Collection	17,756.00	18,290.00
Ground Rent Collection	30,800.00	36,960.00
Car Parking Receipts	1,32,000.00	1,28,400.00
Penal Intt. Charges	9,854.00	1,777.00
Total	58,10,010.00	58,06,002.00
13 Other Income		
(a) Interest Income		
Interest income from Saving Account	50,801.00	38,729.00
Interest income from FDR's	2,18,386.00	4,39,512.00
Interest on Income Tax Refund	1,476.00	-
(b) Other non-operating income (Please specify)		
Misc Receipts	90,858.00	74,131.00
Financial Assistant From Delhi Parks	84,227.00	44,179.00
Security Deposit - Non Refundable	25,000.00	25,000.00
Admission Money	-	140.00
Share Money Forfieted	-	1,400.00
Transfer Fees	-	7,000.00
Total	4,70,748.00	6,30,091.00
14 Employee benefits expense		
Salaries, wages, bonus and other allowances	8,55,741.00	8,25,627.00
Security Guard Expenses	9,50,496.00	9,04,322.00
Housekeeping Expenses	5,21,908.00	4,69,055.00
Total	23,28,145.00	21,99,004.00
15 Depreciation and amortization expense		
on tangible assets (Refer note 06)	12,90,676.00	5,95,171.00
Total	12,90,676.00	5,95,171.00


V.K. JAIN
(President)


DEEPAK GUJRATI
(Treasurer)



MONIKA MOHALE
(Secretary)





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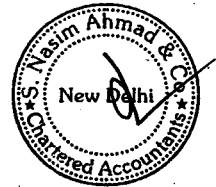
ROHIT COOPERATIVE GROUP HOUSING SOCIETY LIMITED, NEW DELHI
Notes forming part of the Financial Statements for the year ended 31st March, 2025

		(Amount in Rs.)	
Particulars	As at 31 March 2025	As at 31 March 2024	
16 Other Expenses			
AGM Expenses	23,090.00	10,719.00	
AMC DG SET	5,506.00	33,040.00	
AMC Intercom	18,900.00	18,900.00	
AMC CCTV & EPABX Systems	57,200.00	54,696.00	
Audit Fees	29,500.00	29,500.00	
Bank Charges	4,165.34	2,589.46	
Insurance Exp	54,193.00	47,082.00	
Conveyance Expenses	13,155.00	16,552.00	
Coop. Education Fund	135.00	135.00	
Diesel, ESS & Generator Maint.	32,077.00	20,048.00	
Electricity Expenses	11,56,770.00	12,95,910.00	
Election Expenses	-	4,235.00	
Office Exp	49,546.00	44,653.00	
Festival Expenses	1,71,852.00	1,62,122.00	
Fire Fighting Exps.	33,040.00	-	
Gardening Expenses	29,530.00	43,018.00	
Ground Rent Paid	30,800.00	36,960.00	
Legal & Professional Chg.	46,580.00	47,850.00	
Lift Maintenance & Licence Fee	5,00,120.00	4,85,268.00	
Postage & Courier Exp.	3,295.00	5,261.00	
Repair & Maintenance			
(i) Lift Expenses	4,168.00	22,459.00	
(ii) Building & Other	7,00,053.00	10,83,411.00	
(iii) R.O. Maintenance Charges	1,43,724.00	1,70,510.00	
(vi) Fire Fighting	-	16,520.00	
Rain Water Harvesting Expenses	17,700.00	22,420.00	
Stationery & Printing	10,120.00	15,437.00	
Subscription & Membership	5,000.00	2,000.00	
MyGate App Expenses	28,320.00	24,072.00	
Short & Excess	21.00	2.00	
Water Charges & Maintenance	54,560.00	12,800.00	
Pest Control Expenses	22,617.00	19,273.00	
Website & Telephone Expenses	9,755.00	15,400.00	
Total	32,55,492.34	37,62,842.46	


V.K. JAIN
(President)


DEEPAK GUJRATI
(Treasurer)


MONIKA MOHALE
(Secretary)



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ROHIT COOPERATIVE GROUP HOUSING SOCIETY LIMITED, NEW DELHI
Balance Sheet as on 31st March 2025

		(Amount in Rs.)	
Particulars	Note	31st March, 2025	31st March, 2024
I OWNERS' FUNDS AND LIABILITIES			
1 Owner' Fund			
(a) Owners' Capital Account	1	13,500.00	13,500.00
(b) Reserves & Surplus	2	(24,37,887.51)	(16,98,226.17)
(c) Corpus Fund	3	(5,70,894.73)	49,13,567.27
2 Non-Current Liabilities			
(a) Other Long-Term Liabilities	4	18,13,71,239.19	17,64,12,576.19
3 Current Liabilities			
(a) Trade Payables			
(b) Other Current Liabilities	5	4,03,771.00	4,29,205.00
Total		<u>17,87,79,727.95</u>	<u>18,00,70,622.29</u>
II ASSETS			
1 Non-current assets			
(a) Property, Plant and Equipment and Intangible assets			
(i) Property, Plant and Equipment	6	17,46,65,618.64	17,00,53,653.64
(b) Non-current investments	7	21,22,269.61	86,11,755.61
2 Current assets			
(a) Trade receivables	8	14,180.00	2,44,800.00
(b) Cash and bank balances	9	17,76,790.70	8,49,898.04
(c) Short Term Loans and Advances	10	49,125.00	-
(d) Other current assets	11	1,51,744.00	3,10,515.00
Total		<u>17,87,79,727.95</u>	<u>18,00,70,622.29</u>

Notes to Accounts 1 to 16

As per our separate report of even date enclosed

For S Nasim Ahmad & Co.

Chartered Accountants

FRN: 014565N

S Nasim Ahmad



(S NASIM AHMAD)

Prop.

M.No. 094226

PLACE : New Delhi

DATE : 19/08/2025

UDIN : 25094226 BMOJBV 7654

For Rohit Cooperative Group Housing Society Limited

V.K. Jain

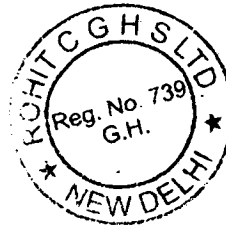
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Monika Mohal

MONIKA MOHAL
(Secretary)

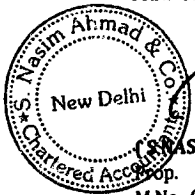


ROHIT COOPERATIVE GROUP HOUSING SOCIETY LIMITED, NEW DELHI
Receipts & Payment for the year ended 31st March, 2025

(Amount in Rs.)

Particulars	As at 31 March 2025
RECEIPTS:	
Cash & Bank Balance (Opening)	
With Indian Oversease Bank- SB 30	3,61,365.71
With Delhi State Cooperative Bank-SB 020007000082	38,479.00
With Delhi State Cooperative Bank-SB 020007000077	4,14,389.33
Cash in hand	35,664.00
FDR with DSCB Ltd.	77,14,929.00
Revenue from operations	
Maintenance Collection	57,41,300.00
Electricity Collection	17,756.00
Ground Rent Collection	43,120.00
Car Parking Contribution	1,41,600.00
Building Maintenance Fund Received	13,70,000.00
Penal Intt. Charges	9,854.00
Interest Income	
Interest Income from Saving Account	50,801.00
Interest On FDR	5,73,595.00
Interest on Income Tax Refund	1,476.00
Others Receipts	
Misc. Receipts & other	90,858.00
Security Deposit Refundable	35,000.00
Security Deposit Non Refundable	25,000.00
Income Tax Refund	48,934.00
Financial Assistance Recd. from Delhi Parks	84,227.00
DG Set Charges Recd.	1,65,000.00
Total	1,69,63,348.04

As per our separate report of even date enclosed
For S Nasim Ahmad & Co.
Chartered Accountants
FRN: 014565N



(S. NASIM AHMAD)
M.No. 094226
PLACE: New Delhi
DATE: 19/08/2025

[Signature]

V.K. JAIN
(President)

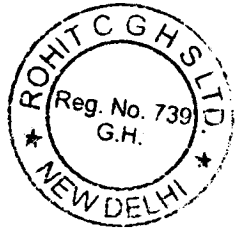
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DEEPAK GUJRATI
(Treasurer)

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MONIKA MOHALE
(Secretary)

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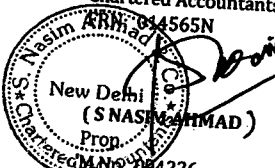


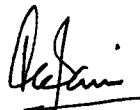
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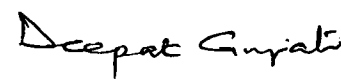
ROHIT COOPERATIVE GROUP HOUSING SOCIETY LIMITED, NEW DELHI
Receipts & Payment for the year ended 31st March, 2025

	(Amount in Rs.)
Particulars	As at 31 March 2025
Payments :	
Other Expenses	
AGM Expenses	23,090.00
AMC Lifts	4,92,610.00
AMC - Automatic Boom Barrier	11,210.00
AMC Intercom Systems	18,711.00
AMC CCTV	54,153.00
AMC Fire- Fighting Systems	32,760.00
Prepaid AMC - Automatic Boom Barrier	16,006.00
Audit Fees	29,500.00
Bank Charges	4,165.34
Building Maintenance Fund Expenses	34,222.00
Building Replacement Fund Expenses	19,80,912.00
Conveyance Expenses	13,155.00
Coop. Education Fund	135.00
Diesel, ESS & Generator Maint.	32,077.00
Electricity Expenses	12,48,760.00
Festival Expenses	1,71,852.00
Office Expenses	49,546.00
Gardening Expenses	29,530.00
Ground Rent Paid	30,800.00
Legal & Professional Chg.	39,300.00
Postage & Courier Exp.	3,295.00
Repair & Maintenance	
(i) RO Maintenance Charges	1,42,524.00
(ii) Building	6,85,705.00
(iii) Lift	4,168.00
Salary Paid	8,29,241.00
Housekeeping Expenses	5,08,371.00
Pest Control Expenses	8,850.00
Security Guard Expenses	9,38,748.00
Membership & Subscription	5,000.00
Mygate App. Expenses	28,320.00
Stationery & Printing	10,120.00
Water Charges & Tank Cleaning Expenses	54,560.00
Website & Telephone Expenses	9,755.00
Water Proofing Rooftop (FA)	54,494.00
Insurance Charges Paid	17,700.00
Prev. Year Payment to Creditors	85,969.00
Staff Advance Paid	30,000.00
TDS Paid	1,34,572.00
Fixed Assets	
DG Set	12,80,668.00
Fire-Fighting Equipments	12,685.00
Exhaust Fan/Ceiling Fan	7,800.00
Solar Panel	42,76,289.00
Submersible Pump	24,662.00
CCTC Camera	15,000.00
Automatic - Boom Barrier	1,03,080.00
Cash & Bank Balance (Closing)	
With Indian Oversease Bank- SB 30	3,28,251.17
With Delhi State Cooperative Bank-SB 020007000082	10,11,146.20
With Delhi State Cooperative Bank-SB 020007000077	4,09,223.33
Cash in hand	28,170.00
FDR with DSCB Ltd.	16,02,487.00
	1,69,63,348.04

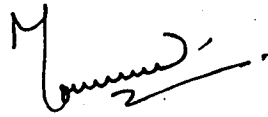
As per our separate report of even date enclosed
For S Nasim Ahmad & Co.
Chartered Accountants


 New Delhi
 (S NASIM AHMAD)
 Prop. No. 094226
 PLACE : New Delhi
 DATE : 19/08/2025


 V.R. JAIN
 (President)


 DEEPAK GUJRATI
 (Treasurer)




 SECRETARY
 (Secretary)

Rohit CEMs Ltd.

Estimated Income/ Expenses 2025-26 and Budget 26-27

	Actual Ytd Aug25	Estimate Sep-Mar26	Variance 2025-26 vs 2024-25	Remarks	Variance 2026-27 vs 2025-26	Remarks
Income - Particulars						
Misce Chgs @3100/mth	4647600	0	-972000		400	
Corpus fund @600/mth		972000	972000	Rs 600/ member/month trf to corpus	0	Rs 600/ member/month trf to corpus
Bank Interest SB A/C	30000		-20801		0	
Car Parking	83600	48400	0		52	
Electricity Rm	6748	11500	-8		-341	
Fin Ass-Delhi Parks	84341	54000	114		1899	
Misc receipts	36101	9000	-757		0	
Penal Interest	10000	15000	-854		-5000	
Sec Deposit- NR	4867890	1139900	0		-2990	
Total INR			-22306			
Expenses - Particulars						
AMC - LIFTS	485020	0	-5100		24751	Revision
AGM Expenses	3937	27000	7847		4063	Revision
AMC - DG SET	103840		98334		-103840	warranty extended upto 30th June 2029
AMC - Inroom	19636	35000	736		982	Revision
AMC - Fire-Extinguisher	54700	82600	1960		1750	Revision
AMC - CCTV	59000	16436	-2800		2735	Revision
AMC - RO			-2124		7080	Revision
AMC-Boom Barrier	187019	340025	5136		1574	Revision
Housekeeping	844	3600	279		88396	
Bank Charges	7248	8000	2094		-249	
Conveniences Expenses	18458	15000	1381		1542	
Diesel/Fuel Expenses	51370	144000	-961400		20630	
Electricity Expenses	8725	175000	11873	Dwell+ New Year+ 26th Jan+ Lohri+ Holi	16275	
Festival Expenses	52246	22000	-1947		2754	
Insurance Charges	28819	2000	2273		181	
Office Expenses	1589	7000	304		401	
Postage & Couriers	8175	633270	5055		-175	
Printing & Sty	321039	9000	-16187		108491	Revision
Security Guard Expenses	1630	40000	875	Website AMC	-630	
Telephone Expenses/Website	9000		-5560	Water tankers	41000	Overhead tank cleaning/Water tankers/drain cleaning
Water ch. DIB/Tankers/Tank	18880		1180		1120	Main pit+ drainage cleaning
Cleaning	730748	200000	241905	Office repairs+Drain cover	-430748	Wall painting+ drain covers
Repair & Maintn- Building & others	0		0		50000	
RO			0		0	
D. G. Set	4130	5000	-7080		870	
BOOM Barrier	4934	45000	5766		5065	
Lift	2950	22000	1370		2050	
Legal & Prof Chgs	8998	3000	1468		19002	
Horticulture Expenses	309363	634000	-2000		0	
Federation Membership	20060	30000	87622	Annual Charge	99357	
Staff Salaries		29500	-2557		9940	
Pest Control		500	1680		0	
Migrate expenses		500	0		500	
Audit Fees		10000	365		0	
Coop. Edu fund		972000	10000	Refilling extinguishers	5000	
Fire Fighting Expenses		3490921	455048		0	
Transfer to Corpus @600/-					-19576	
Total INR	2394521	-2351021	-47754		16586	
Excess Income over Expenses						