



No. KVAOWA/GGN/2025/05/230

Dated: 07th July, 2025

Notice

Subject: Release of AMS Review Committee Report for FY 2025–2026

Dear Residents,

We hope this letter finds you well.

I am issuing this notice under the instructions of the Executive Committee concerning the release of the AMS Committee Report, which was constituted by the Executive Committee for the purpose of reviewing the recent AMS hike and related financial matters.

As you are aware, this year the Annual Maintenance Subscription (AMS) were increased by 25% by the newly inducted Management Committee. Given the magnitude of the hike, it was felt necessary to examine whether the increase was justified and to bring transparency to the residents regarding the financial decisions of the Society.

To that effect, the Executive Committee (EC) decided to constitute an Independent AMS Review Committee, comprising Mr. Ashok Aggarwal and Mr. Roopak Mittal, to evaluate the rationale behind the increased AMS for FY 2025–26 and to assess the overall financial planning of the Society.

The Committee conducted a detailed review and presented its report to the Executive Committee. The report not only addresses the reasons behind the AMS hike but also highlights areas of concern including financial mismanagement and planning inefficiencies. The work of the Committee was appreciated by all EC members for its diligence, depth, and transparency. The Committee has found the 25% increase in AMS to be justified and necessary to maintain the Society's essential services at an acceptable standard.

The Committee also reviewed two additional past projects done mentioned as Part B, which were included in the final report. These two reports are still under consideration with the EC for final approval. To expedite the process, the review responsibilities were divided among EC members, and the full report will be circulated after approval.

In the last EC meeting held on July 2, 2025, the following members had attended the EC meeting and it was decided to release the report. The comments of the EC members on report are provided below:

1. Mahaveer Yadav	2. Mayank Sharma	3. Kunal Kundu
4. S. K. Goyal	5. Preeti Sharma	6. Atul Dhyani
7. K G Kapoor	8. P Padmawati	



President Mr. Mahaveer Yadav has raised concerns regarding the scope of the Committee's work. He has expressed that the Committee investigated matters beyond their defined scope and that certain observations were made without giving individuals an opportunity of being heard. He also requested to record these statement in the minutes of the EC meeting. He believes that the report should not be released until counter-evidence are allowed and examined.

Also EC Member Mr. K. G. Kapoor submitted a written clarification stating that the Committee's findings and recommendations fall within the mandate given, addressing essential issues such as AMS rationalization, service quality, financial transparency, and resource optimization. He emphasized that the actionable suggestions in the report are critical for establishing a sustainable and equitable maintenance system. He further recommended that any observations falling outside the original scope such as those in Annexure B (Additional Projects) be reviewed by relevant committees for further due deliberation.

In order to ensure complete and unanimous approval of the Executive Committee (EC) members who were unable to attend the meeting, their formal consent was sought through the official WhatsApp group of the EC. The following EC members gave their express consent on the group for the release of the AMS Review Committee Report without raising any comments, objections, or reservations.

1. Jalaj Srivastava	2. Anupama Kapoor	3. Sanjeev Srivastava
4. Vinay Kumar	5. Ranjana Agarwal	6. Ashok Aggarwal
7. Rita Allagh	8. Roopak Mittal	9. S. K. Pandita

Six-Day Window for Objections or Clarifications

After due deliberation, the Executive Committee has resolved to proceed with the release of the AMS Review Committee Report and holding two past projects reports. However, in the spirit of fairness and transparency, a six-day window (It will be calculated from the date of issuance of the letter) is being provided to allow any individual who may feel affected by the findings of the report to submit substantial objections, factual clarifications, or supporting documents. If any counter-evidence or information submitted is found to be substantial and renders any part of the report unsustainable, the relevant portion will be forwarded to the AMS Committee for appropriate acknowledgment and necessary corrections.

Any such submissions must be addressed to the Executive Committee within this period. Upon receipt, the Executive Committee will review the material and, if deemed relevant, refer the matter to the AMS Review Committee for appropriate clarification or correction. After six days no new objection of the effected person will be entertained by the executive committee.



KENDRIYA VIHAR APARTMENT OWNERS WELFARE ASSOCIATION (KVAOWA)
KENDRIYA VIHAR, SECTOR-56, GURUGRAM (HARYANA) – 122011
(Registered under Societies Registration Act No.1 of 2012 Registration No. 00651 Dated 25/4/2013)

It is clearly reiterated by the EC that this report is not intended to malign or target any individual. Its primary purpose is to ensure financial discipline, improve transparency, and justify the AMS hike with proper reasoning and planning.

We appreciate your understanding and continued support in making our society better managed, transparent, and resident-friendly.

Warm regards,

(Atul Dhyani)
Secretary, KVAOWA

Enclosure: AMS Committee Report

Kendriya Vihar Apartment Owners' Welfare Association,
Gurgaon

**Report of the Committee on the
Evaluation of Annual Maintenance Subscription for 2025-26**

The Committee consisted of the following members:

1. Dr Ranvir Singh Gahlawat, Convener, Dx-68,
2. Capt. Sudershan, A-111,
3. Sh. Maneesh Kumar, B-33,
4. Sh. Lalit Kumar Mehta, C-45
5. Sh. Sunil Jain, MS-5/501,
6. Sh. Sudeep Chakravorty, MS-7/304

Dates of the Meetings (total 13 meetings): 6th, 13th, 20th, 27th April & 10th, 11th, 17th, 18th, 24th, 31st May, 1st, 5th & 8th Jun 2025

Scope:

1. To collect feedback, suggestions & concerns from residents regarding AMS
2. To evaluate the current AMS structure & recommend necessary improvements
3. To provide suggestions & recommendations for future budgeting & financial planning.

Details:

1. Suggestions, feedback & Concerns from residents

- a) The committee members spoke to different residents of the society and got the following suggestions
 - i. Painting in common area
 - ii. Power backup for common area lighting (Non-MS Blocks)
 - iii. Repair/replacement of Drain covers
 - iv. Cleaning of sewage pipes/ storm water drains
 - v. Kitchen wastewater pipeline
 - vi. Repair of Roads
 - vii. Seepage
 - viii. Terrace Repair
 - ix. Grit wash wall repair etc
- b) The residents also requested that the quality of service in the following areas need to improve on priority:
 - i. Security
 - ii. Cleaning:
 1. Road
 2. Drains
 3. Water Tank security & cleaning after replacement of covers
 - iii. Service Centre
 1. Plumbing
 2. Electricity
 3. KV Office

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- iv. Horticulture
- v. Supply of Water
- vi. Electricity Supply

2. **Current AMS structure & recommended necessary improvements: Observations & findings**

- a) The current AMS is revised by the EC (apparently on ad hoc basis for the year 2025-26) based on the Budgeted expenditure and actuals incurred annually. The AMS is generally revised in Jan-Mar of a year to be then implemented from April of the subsequent year. **It is proposed that as a practice AMS should be revised every year taking into consideration the actual expenditure the previous year, likely expenditure and Consumer price index.**
- b) It was observed from the budget of 2023-24, & 2024-25 and the actual expenses incurred had four major contributors to the expenditure viz the following contributing about 78 % of the total expenses:
 - i. **Security ~ 26 %**
 - ii. **Manpower** in support services like Electrician, Plumbing, Cleaning & brooming, etc ~ 22%
 - iii. **Electricity expenses ~ 16 %**
 - iv. **Establishment ~ 15%**

Accordingly, it was considered prudent based on Pareto Analysis to focus on these four heads.
- c) **Security Expenses** were investigated in considerable detail in last two financial years. There was a substantial increase in 2024-25 from September '24 onwards due to a change in service provider viz. M/s BCL Secure Premises Pvt Ltd. It's observed that because a **wrong process followed in tendering**, there is an additional burden of INR 31,09,857/- which will result in a substantial increase in the AMS for the year 2025-26. It may also be noted that there will a further increase in this amount due to increase in Minimum wages. The relevant report is given in **Annexure 1**.
- d) **Manpower expenses** contributed the next higher share in the expenses. There was a substantial increase in 2024-25 from September '24 onwards due to a change in service provider viz. M/s Sarvatra Integrated Management Services Pvt Ltd. It's observed that because a **wrong process followed in tendering**, there is an additional burden of INR 28,03,092/- which has resulted in a substantial increase in the AMS for the year 2025-26. It may also be noted that there will a further increase in this amount due to increase in Minimum wages. The relevant report is given in **Annexure 2**.
- e) The committee also then looked at the system followed for the purchase of Solar plant & Waste processing machine in the past which had a significant impact on the expenditure over the years where the residents aren't satisfied with the return on investment accrued due to these purchases. The details are provided in **Annexure 3**.
- f) Contracts /Agreements for the Waste Management agency M/s Sumit Security & Manpower Services is ambiguous, and due diligence has not been adhered to before finalization. The anomalies in the contractual process have resulted in additional annual financial burden of INR 4,30,294/-. The details are provided in **Annexure 4**.

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- g) The Committee has also reviewed the existing security system, assessed the requirement for security guards, and explored the use of technology to upgrade the security infrastructure in order to effectively meet current and future security needs. This optimization of security manpower is projected to result in an **annual saving of INR 10,04,268/-** without compromising the existing **security requirements**. The Committee has also recommended the immediate implementation of **biometric attendance** for all **security personnel, manpower staff, housekeeping (cleaning and sweeping) staff, and employees of the KV Office**. This measure is aimed at enhancing **punctuality** and ensuring **transparency** in the attendance system. The details are provided in **Annexure 5**.
- h) The AMS should be rationalised based on the regular annual maintenance expenses while the one-time capital expenses (non-recurring) could be separated & made a distinct part of the project-based funding collected separately for specific tasks. Necessary approvals of the proposals formulated by Executive Committee (EC) in this regard may be taken in Annual General Meeting (AGM)/EGM.
- i) **Electricity Consumption:** The following may be noted and considered for recommendation:
- There are four shops which (getting electric supply from Generator when the regular power supply is not available) are paying to society @ INR 14/- per unit. Based on the actual units consumed and payment made to DHBVN for the Electricity meter BS-19 for the year 2024-25, it is noted that KVAOWA has paid more than INR 13/- per unit to DHBVN. Therefore, it's proposed that such shops who get power supply through generator should be enhanced to **INR 25/- per unit**.
 - For the other shops which solely depend on DHBVN regular supply, it is proposed that such shops who don't get power supply through generator should be enhanced to **INR 15/- per unit**.
 - In all the above cases, the payment should be made to KVAOWA on or before 7th of every month failing which interest will be charged on the whole amount @18% pa.
- j) **Establishment expenses:** It was unanimously felt that a **time & motion** study on the manpower required should be conducted. The committee felt that there has to be a process of written appraisal for each of the employee against certain markers which should also record a weightage based on residents' input besides the EC & OBs evaluation. This record should be preserved for reference and providing annual raise. Further, there should be an upper ceiling of the emoluments for each of the categories of the employees and fixed increment rate e.g. 1% of the basic. The KVAOWA has commissioned various studies on the subject from time to time which may be referred to. It is **also recommended that all employees of KVAOWA should paid salary based on a scale (including a minimum, increment & maximum) duly indexed to inflation, to be appropriately decided by EC which should further be got approved in AGM/EGM.**

- k) Review of Last three years' Audit reports indicates as below:

S.No.	Financial Year	Audited Surplus/Deficit	Notional Depreciation	Actual Funds in Hand (INR)
1.	2021-22	82,56,214.98	5,43,545.75	87,99,761.00
2.	2022-23	4,29,662.00	43,17,674.00	47,47,336.00
3.	2023-24	(-)57,84,427.00.	64,72,226.00	6,87,799.00
Total				1,42,34,896.00

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The above review indicates a surplus of INR 1,42,34,896.00 (in last three years) with KVAOWA. However, the surplus fund as on 31 Mar 2024 based on the audited financial statement is computed as under: (Figures provided by Shri Ashok Agarwal coordinator of committee)

S.No.	Particulars	Actual Funds in Hand (INR)
1.	Investments	8,25,56,326.00
2.	Current Assets & Membership Receivables excluding GST recognized as Assets	1,35,62,200.00
3.	Current, Other Liabilities, Advance from Members	(2,09,57,938.00)
	Total	7,51,60,587.00
	Breakup of funds	
a)	Corpus fund	6,44,96,322.00
b)	Development fund	40,00,000.00
c)	General fund	66,64,266.00
	Total	7,51,60,587.00

The unaudited accounts for the year 2024-25 provided to the committee indicates net shortfall of INR 50,16,106.94/-. This is without accounting for depreciation on capital assets or creation of new assets. This is huge shortfall of funds. To meet the immediate needs the shortfall should be adjusted against the surplus funds in hand as shown above after the approval of the AGM and remaining funds should be transferred to the corpus for better management.

The audited accounts of 2023-24, indicate deficit as seen above. Similarly, the unaudited accounts for the year 2024-25 provided to the committee indicates net shortfall of INR 50,16,106.94. **The process of deficit has started from the year 2023-24 only and the deficit is continuing in 2024-25 as well. This requires further analysis.**

To ensure good accounting practice surplus/shortfall of income-expenditure being used for calculation of the AMS should be carried forward to the next year instead of parking funds under any other head.

The committee members proposed to take the view of the Chartered Accountant engaged by the Association. Excerpts from his reply are appended below. The entire correspondence is appended as Annexure-6.

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Gmail - Clarification regarding Audited accounts of KVAOWA

1. Accounting System and Surplus Treatment

We follow the **accrual system of accounting**, consistent with applicable accounting standards. Under this method, income and expenditure are recognized when earned or incurred, not necessarily when cash is received or paid.

The **surplus from AMS**, net of related expenses, is reflected in the **Income & Expenditure Account** and transferred to the **General Fund / Reserves & Surplus** in the Balance Sheet. While the AMS component is not shown as a distinct line item, it forms part of the society's financial results.

2. Head of Account for AMS Surplus

Such surplus is typically allocated to the **General Fund**, unless specifically earmarked by internal resolution. In such cases, the treatment is disclosed via:

- **Earmarked Fund heads**, or
- **Notes to Accounts** in the audited statements

If a particular classification or presentation is being referred to, we welcome further clarification so we can address it accordingly.

3. Treatment of Depreciation

Depreciation is a **non-cash, notional expense**, accounted for to reflect the reduction in value of **assets** over time. While it affects the book surplus, it does not impact actual fund availability.

3. Suggestions & Recommendations for improvements:

These are comprehensive recommendations based on overall analysis. Further, it may be noted that each report also has respective recommendations too which may be taken into consideration for taking appropriate actions:

- a. The AMS should be rationalised based on the regular annual maintenance expenses while the one-time capital expenses (non-recurring) could be separated & made a distinct part of the project-based funding, collected separately for specific tasks.
- b. Systematic Inventory Management to be followed in all the purchases & maintenance of stock of regular consumables and capital items with traceability to beneficiaries. It's observed that no systematic way of procuring consumable items has been followed over the years. It's recommended that a proper half yearly/annual rate contract with approved vendors to be selected based on a criterion to be approved by EC shall be followed from 2026-27 onwards. A proper system should be in place well before by Mar 2026.
- c. Rationalisation of manpower (both contractual and those on the rolls of KVAOWA) to be considered based on the time-motion study to be conducted the EC. It is also recommended that all employees of KVAOWA should paid salary based on a scale (including a minimum, increment & maximum limit) to be appropriately decided by EC and approved in AGM.
- d. Wrongful assignment of both Security and Manpower contracts to M/s BCL Secure Premises Pvt Ltd and M/s Sarvatra Integrated Management Services Pvt Ltd. respectively has resulted in substantial increase in the AMS for 2025-26. Awarding of both the contracts should be investigated by an independent inquiry committee to identify concerned individual liability for taking appropriate action in consultation with collegium members in AGM. All the records pertaining these two cases should be sealed immediately to prevent any chances of tampering. Further, the present management should take appropriate action to relieve residents of this additional financial liability by taking effective cost cutting measures including review of present manpower and security contracts.

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- e. As an immediate measure shortfall of INR 50,16,106.94 (as stated in 2(k) above) should be adjusted against the surplus funds in hand as shown above after the approval in the AGM and remaining funds should be transferred to the corpus for better management. This should read in conjunction with CA's input.
- f. To ensure good accounting practice surplus/shortfall of income-expenditure being used for calculation of the AMS should be carried forward to the next year instead of parking funds under any other head. A proper cash book as per the accounting practices shall be maintained by the cashier duly countersigned by the Treasurer, which is not being done currently.
- g. In view of anomalies in the accounting practice, lack of traceability of funds, taking wrong references for making budget, KVAOWA should get Forensic audits of KVAOWA accounts done by agency/professional with specialized training and expertise in forensic accounting for a period under review.
- h. In order to assess the impact of expenditure on AMS for the financial year 2025-26, we undertook a review of the tender records processed during the period June-August 2024. Our scrutiny has revealed serious irregularities indicative of lapses in financial management.
- i. Further, considering these findings, we examined the records related to certain capital investment projects, specifically:

- i. Compost Machine
- ii. Solar Power Plant

The documentation and financial transactions associated with these projects disclosed grave irregularities. The possibility of financial graft cannot be ruled out at this stage. Considering the seriousness of these issues, committee is of the considered opinion that all other capital investment expenditures should also be thoroughly investigated & details should be reported in AGM. All the records pertaining to these projects should be sealed immediately to facilitate further investigation/inquiry.

- j. It is recommended that a System & Process Audit should be carried out half-yearly on a calendar year basis with audit reports to be submitted by the first week of September and March every year respectively. The members of the System Audit Committee should be constituted in the AGM to ensure transparency and objectivity.
- k. The committee felt that the report submitted by the Committee headed by Shri Vijay Kumar in August 2023 has comprehensively addressed this issue and recommended the implementation of the policy "User Pays" which is universally followed. In addition, this committee has taken into consideration the actual manpower deployment in respect of Gardeners & Safai-Karamcharis (VSWs) for apportioning AMS. The key components proposed under this policy include the apportioning of the following expenditures:
 - i. Electricity charges of Meter No. BS 19
 - ii. Expenditure on Diesel Generators
 - iii. Wages of 24 Security Guards deployed on MS and 12 Guards on Non-MS out of a total of 50 guards.
 - iv. Expenditure on firefighting-related items
 - v. Gardeners-13 nos (i.e. A/B:3; C:3; Dx: 4; MS-M&N:3) & Safai-Karamcharis (VSWs)- 34 nos - (i.e. A:4; B:4; C:4; Dx:5; MS-M&N:12; Weekly-off: 5)

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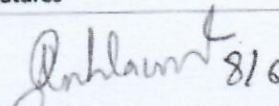
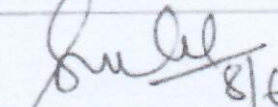
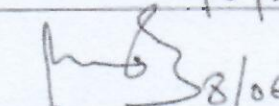
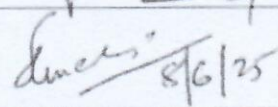
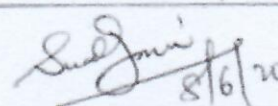
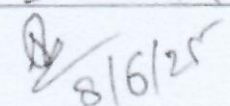
- vi. The Annual Maintenance Subscription (AMS) for the year 2025-26 has been calculated for implementation. It is proposed that any shortfall or excess amount already collected may be adjusted at the time of collection of AMS for the year 2026-27. The detailed calculation is as given in Appendix A.

4. Commendations:

It's been always a mixed bag of achievements & matters requiring attention, by different Executive committees elected over different epochs of times in the past. It will not be out of place to mention that some good changes in KV have also been made effective in the Electricity infrastructure to improve the living conditions & minimise the cost by the last EC. The following are noteworthy:

- It must be noted that there have certain notable changes which have been brought about in critical electrical infrastructure in replacement of some of the very old electrical panels, switches, transformers maintenance etc. Its effect has been particularly visible during last winter in 2024 resulting in relatively fewer outages.
- Some of the pending electricity meters' issues with DHBVN have also been resolved resulting in corrected bills recently received.

Disclaimer: Please note that to arrive at the findings & recommendations, sample financial data & cases for the last four years only have been considered. If the sample data, considered data from earlier period, different issues, findings & recommendations could emerge.

S.No.	Name	Signatures
1.	Dr Ranvir Singh Gahlawat, Convener	 8/6/2025
2.	Capt. Sudershan, Member	 8/6/25
3.	Sh. Maneesh Kumar, Member	 8/06/2025
4.	Sh. Lalit Kumar Mehta, Member	 8/6/25
5.	Sh. Sunil Jain, Member	 8/6/2025
6.	Sh. Sudeep Chakravorty, Member	 8/6/25

Gurgaon

Dated: 06.06.2025

Enclosures:

- Proposed Calculation of AMS (Appendix A)
- Report on Security Expenses (Annexure-1) - 41 Pages

3. Report on Manpower Expenses (Annexure-2) - 66 Pages
4. Report on Compost Machine & Solar Power Plant (Annexure-3) - 39 Pages
5. Report on Garbage Collection (Annexure-4) - 31 Pages
6. Report on Review of Security Setup (Annexure-5) - 3 Pages
7. Correspondence with KVAOWA, CA regarding fund status. (Annexure-6) - 4 Pages

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Appendix- A

Calculations of AMS for the year 2025-26 on User Pay Policy

PART- A					MS		A, B, C, DX	
S.No.	Item	Qty.	Rate Per Unit	Budgeted Exp Rs		Amount Rs		
1	R/M of Lift			1300000	100%	1300000		
2	BS-19 electricity			3123040	100%	3123040		
3	DG expenses			1750000	50%	875000	50%	875000
4	VSWs	29	17151	5968548	12	2469744	17	3498804
5	Mali	13	17878	2788968	3	643608	10	2145360
4	Guards	36	23600	10195200	24	6796800	12	3398400
5	Firefighting			600000	0.6	360000	0.4	240000
6	Additional Income net of tax			6790000		0		
7	Other Incomes net of tax					0		
Total						15568192		10157564
G. Total						25725756		
	Area (Sqf)			868388			1393878.23	
	Rate per sq					17.927691		7.287268
PART- B								
1	Total AMS	after 5% Discount				48100710		
2	Less recoverable SEPARATELY					25725756		
3	Balance recoverable from 1940 flats					22374954		
4	Area of 1940 flats					2262266.3		
5	Rate per sqf					9.8905042		
6	Therefore							
a	Rate Per sq ft area for AA, A, B, C, DX Blocks					17.177772		
b	Rate Per sq ft area for M & N Block					27.818195	10.6404235	

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AMS should be calculated category wise for understanding deployment use of resources
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PART- C								
Type	Area of per Flat sqf	AMS Rate per sqf	AMS calculated for 25-26 on user pay basis	AMS Already paid for 25-26 after 5% discount	No of Flats	Total AMS 25-26 Rs	24-25 AMS lls	Total Area
AA	407.37	17.17777	6998	7496	12	83973	6,400	4888.44
A	605.4	17.17777	10399	11144	406	4222166	9,500	245792.4
B	953.52	17.17777	16379	17528	309	5061219	14,900	294637.7
C	1225.67	17.17777	21054	22544	387	8148006	19,200	474334.3
DX	2102.39	17.17777	36114	38665	178	6428359	32,900	374225.4
MS-M	1181.56	27.8182	32869	30571	324	10649513	25,400	382825.4
MS-N	1498.65	27.8182	41690	38760	324	13507475	32,200	485562.6
Total					1940	48100711		2262266
						After 5 % discount		

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AMS should be calculated category wise for understanding deployment & use of resources
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KENDRIYA VIHAR APARTMENT OWNERS' WELFARE ASSOCIATION

PLOT No. GH-49, SECTOR- 56, GURGAON, HARYANA

Amount in Rupees

		2022-23	2023-24	2024-25
Particulars	Expenses Head	Amount in Rupees	Amount in Rupees	Amount in Rupees
A Electrical System (E)		5,828,728	6,226,265	8,106,375
ES-1	ES Staff	1,027,122	1,330,385	1,689,014
ES-2	LT distribution	71,002	236,695	1,051,811
ES-3	HT System I/c Sub-station	167,280	196,848	348,231
ES-4	Common Light	274,967	416,431	259,874
ES-5	Electricity Bills	4,288,357	4,045,906	4,757,445
B Lifts		1,004,164	43,028	153,820
L-1	Lift AMC	761,847	-	15,340
L-2	Lift Maintenance	242,317	43,028	138,480
C DG Set (DG)		1,592,095	1,399,796	1,578,656
DG-1	DG Staff	907,159	1,101,673	1,276,497
DG-2	DG AMC	41,420	23,600	47,200
DG-3	DG Material	97,366	4,773	79,059
DG-4	Diesel	546,150	269,750	175,900
D Water Supply (WS)		1,489,702	1,770,614	1,737,671
WS-1	WS Staff	521,097	603,713	700,956
WS-2	Water Pump	152,015	266,442	268,878
WS-3	WS Material	239,014	444,680	313,674
WS-4	Water bills	544,446	373,769	355,164
WS-5	Cleanin of tanks	33,130	82,010	98,999
E Sewerage System (SS)		454,026	105,787	646,097
SS-1	Cleaning of strom water drains	359,366	-	492,528
SS-2	Sewerage bills	92,660	104,287	79,849
SS-3	Repair / Maintenance (Cleaning of Main holls/ swerage)	2,000	1,500	48,975
SS-4	Material	-	-	24,745
F Safai (SF)		6,545,284	8,524,207	10,164,936
SF-1	Staff	5,198,358	7,187,126	8,318,123
SF-2	Disposal of Horticulture/Dry/Malba	1,155,200	1,007,391	1,426,738
SF-3	Fogging Equipment, Material and Manpower	-	62,581	63,288
SF-4	Consumables/Material	191,726	267,109	321,387
SF-5	Harvesting Pits Maintenance	-	-	35,400
SF-6	Equipment Repair/Maintenance	-	-	-
G Horticulture (HC)		2,527,659	2,979,484	3,197,258
HC-1	H Staff	2,410,179	2,842,583	3,041,404
HC-2	Materials (Seeds, Plants, Manure,Etc.	117,480	136,901	152,764
HC-3	Equipment Repair/Maintenance	-	-	3,090
H Fire Fighting & Alarm System (FFA)		-	-	103,223
FF-1	NOC, Maintenance and upkeep	-	-	21,847
FF-2	Material (All Equipment and Installations)	-	-	-
FF-3	Maintenance and Upkeep of fire Cylinders	-	-	81,376
I Security		10,736,776	11,961,907	15,677,951
S-1	Manpower	10,627,552	11,888,138	15,534,971
S-2	Gate Management (Repair and Management)	-	13,577	4,593
S-3	CCTV Management	88,016	53,112	134,133
S-4	General Maintenance and upkeep	21,208	7,080	4,254
J Development works (DW)		2,514,630	2,114,544	1,054,198
Dw-1	Development work	-	-	5,400
Dw-2	Fixed Assets (Replacement/New)	2,514,630	2,114,544	761,988
	AC Dripping Pipe	-	-	286,810
K Establishment (EC)		6,213,722	6,089,955	8,146,684

EC-1 A	Est. Staff KV		3,090,456	3,359,815
EC-1- B	Est. Staff Contractual	4,459,444	1,670,556	1,847,440
EC-2	Conveyance	49,439	50,588	32,064
EC-3	Telephone	26,925	26,415	26,295
EC-4	Postage	3,778	2,294	1,254
EC-5	Printng & Stationary	132,443	92,474	124,569
EC-6	Meeting & refreshment	106,576	134,203	105,544
EC-7	Legal & proffesional charg	736,034	147,440	255,014
EC-8	ACCUNTING CH. & Audit Charge	249,000	398,200	437,730
EC-9	Over time	16,410	31,946	-
EC-10	Taxes			1,314,726
EC-11	Advertisement	23,100	19,827	14,845
EC-12	Web Site & Maintenance Charge	37,164	68,579	82,077
EC-13	Festival Expenses	251,422	271,914	318,794
EC-14	Maintenance and Repair of all Equipment			17,097
EC-15	AGM, EGM Meeting & Elections	84,869	46,011	186,041
	Others Exp	37,118	39,052	23,379
L- Bldg & Roads (B&R)		2,713,544	1,730,010	1,601,283
B-1	REPAIR & MAINT. (BUILDING)	2,713,544	1,719,072	1,288,622
B-2	Road, Park, Open Areas	-	10,938	312,661
	GST Amount Paid	5,293,474		
Total		46,913,804	42,945,597	52,168,152

Annexure 4			
KENDRIYA VIHAR APARTMENT OWNERS' WELFARE ASSOCIATION			
Details of Income and Expenditure			
FY:2021-22			
Sr.No	Particulars	Income	Expenditure
1	AMS Received	₹35,991,396.00	₹0.00
	Others Income	₹6,649,358.00	₹0.00
	Corpus Intrest Income 25%	₹1,773,013.50	₹0.00
	Ele Bill Payment	₹0.00	₹4,304,133.00
	All Staff Salary	₹0.00	₹22,416,037.00
	all other heads Exp.	₹0.00	₹7,547,505.00
	Provision For Income Tax 30% on others Income and Corpus int,	₹-2,526,711.45	₹0.00
	Fixed Assets 2021-22 Annexure-A		₹2,717,943.00
	GST Amount Paid		3,497,267.49
	ITC Claim against other Income	₹969,264.00	
	Total=	₹42,856,320.05	₹40,482,885.49
Short and Excess			₹2,373,434.56
FY:2022-23			
Sr.No	Particulars	Income	Expenditure
2	AMS Received	₹39,525,313.00	₹0.00
	Others Income	₹8,759,434.00	₹0.00
	Corpus Interest Income 25%	₹935,341.50	₹0.00
	Ele Bill Payment	₹0.00	₹4,288,357.00
	All Staff Salary	₹0.00	₹25,150,911.00
	all other heads Exp.	₹0.00	₹17,474,536.00

	Provision For Income Tax 30% on others Income and Corpus int,	₹-2,908,432.35	₹0.00
	Fixed Assets 2022-23 Annexure-B		₹2,104,085.26
	Provision For GST Amount Paid		₹5,293,474.00
	ITC Claim against other Income	₹1,218,726.00	
	Total=	₹47,530,381.85	₹46,913,804.00
Short and Excess			₹616,577.85

FY:2023-24

Sr.No	Particulars	Income	Expenditure
3	AMS Received	₹37,834,291.00	₹0.00
	Others Income	₹7,409,872.00	₹0.00
	Corpus Interest Income 25%	₹1,376,458.25	₹0.00
	Ele Bill Payment	₹0.00	₹4,045,906.00
	All Staff Salary	₹0.00	₹29,714,629.74
	all other heads Exp.	₹0.00	₹9,185,061.00
	Provision For Income Tax 30% on others Income and Corpus int,	₹-2,635,899.08	₹0.00
	Fixed Assets 2023-24 Annexure-C		₹2,114,544.00
	ITC Claim against other Income	₹1,111,986.00	
	Total=	₹45,096,708.18	₹42,945,596.74
Short and Excess			₹2,151,111.43

FY:2024-25

Sr.No	Particulars	Income	Expenditure
4	AMS Received	₹39,025,799.00	₹0.00
	Others Income	₹8,330,761.00	₹0.00
	Corpus Interest Income 25%	₹1,473,686.00	₹0.00
	Ele Bill Payment	₹0.00	₹4,757,445.00
	All Staff Salary	₹0.00	₹35,768,220.67

	all other heads Exp.	₹0.00	₹11,642,486.27
	Provision For Income Tax 30% on others Income and Corpus int,	₹-2,864,737.00	
	Fixed Assets 2024-25 Annexure-D		10,15,547.00
	ITC Claim against other Income	₹1,186,536.00	
	Total=	₹47,152,045.00	₹52,168,151.94
Short and Excess			₹-5,016,106.94
***The above figures are based on cash inflow and cash outflow			
***GST collected from Dhobis; Hall Booking; Kabaris; License fees from Shops, Kiosks and other Service Providers; Canopy & Notice charges; Car Lock Charges; Car Sticker Charges; Tender fees; Penalties imposed, Other Miscellaneous Charges come. But, this amount has not been reflected under "Other income" as it constitutes a liability towards Government.			
***Development work/ fixed assets will from part of balance sheet and not income and expenditure in the audited Financials. This expense has been reflected here because we have spent During the years on Fixed Assets from the AMS Funds. We may have a separate Head of Account of 'Fixed Assets' as we are regularly spending on maintenance/replacement/addition of Fixed Assets			

Annexure-A

Fixed Assets 2021-22	
Particulars	1-Apr-21 to 31-Mar-22
AIR CONDITIONERS	29,787
Batteries	18,996
Bio Metric Machine	1,106
BOOM BARRIAR	325,600
CCTV	47,319
COMBI BRUSH CUTTER	2,028
COMPOSTMACHINE SET	935,000
COOLER	21,824
Dustbin 60 Ltr. Unilite	58,833
FIRE FIGHTING EQUIPMENT	14,337
FIRE FIGHTING - MATERIALS (ALL EQUIPMENT AND INSTALLATIONS)	8,887
FOGGER MACHINE	6,974
GAZEBO & PARK EQUIPMENT	78,533
Grass Cutting Machine	15,045
HEAT RADIATOR	1,500
Hilty Machine Ph-65	8,925
HP PRINTER INK TANK WL 419AIO	9,508
LADDER TOWER ALUMINUM	12,025
LG REFRIGERATOR	1,123
LG WAC (22-06-2020)	18,594
PAYTM SOUND BOX	1,699
REFERIGERATOR	178
Solar Plants	758,275
SOUND SYSTEMS	371
SPLIT AC DAIKIN	31,656
STABILIZER (1.5 Tan)	514
Steel	26,214
SUNFLAME HEATER OIL FILLED RADIATOR SF-955EF	3,836
SWIPE MACHINE (26-3-21)	1,719
TABLE TENIS TABLE	2,990
TEA & COFFEE MACHINE	681
TUBEWELL (BOREWELL)	13,230
Wall Fan	140
WATER COOLER (BLUE STAR)	19,449
WATER PURIFIER (R O)	3,302
Welding Machine	5,100
Xiaomi Mi 9 Phone	7,225
COMPUTER	51,010
TALLY ERP-9 Software Gold -757035162	5,313
FURNITURE & FIXTURE	21,136
OFFICE EQUIPMENT	3,370
Grand Total	2,573,351
Depreciation	144,592

₹2,717,943.00

Annexure-B

Fixed Assets 2022-23	
Particulars	1-Apr-22 to 31-Mar-23
AIR CONDITIONERS	77,016
Batteries	1,829
Bio Metric Machine	940
BOOM BARRIAR	114,105
CCTV	680,977
COMBI BRUSH CUTTER	1,724
COMPOSTMACHINE SET	140,250
COOLER	6,266
CROMPTON CELLING FAN	40,737
Dustbin 60 Ltr. Unilite	8,825
FIRE FIGHTING - MATERIALS (ALL EQUIPMENT AND INSTALLATIONS)	19,740
FOGGER MACHINE	1,843
GAZEBO & PARK EQUIPMENT	11,780
Grass Cutting Machine	2,257
HEAT RADIATOR	4,536
Hilty Machine Ph-65	1,339
HP LAPTOP	36,949
HP PRINTER INK TANK WL 419AIO	1,426
INVERTER ASSY	19,092
LADDER TOWER ALUMINUM	1,804
LEDTV	45,820
PAYTM SOUND BOX	255
Projector A/c	27,288
REFERIGERATOR	2,894
REHARI 3 TYRES	10,175
Solar Plants	740,577
SOUND SYSTEMS	316
Steel	3,932
SWIPE MACHINE (26-3-21)	1,461
TABLE TENIS TABLE	2,541
TEA & COFFEE MACHINE	578
TUBEWELL (BOREWELL)	11,246
Wall Fan	179
WATER PURIFIER (R O)	1,697
Welding Machine	833
Xiaomi Mi 9 Phone	1,084
COMPUTER	23,832
METAL TROLLEY	3,199
TALLY ERP-9 Software Gold -757035162	3,214
FURNITURE & FIXTURE	46,500
OFFICE EQUIPMENT	3,033
Grand Total	2,104,085
Depreciation	406,545

2,510,630

Annexure-C

Fixed Assets 2023-24	
Particulars	Amount
FURNITURE & FIXTURES	48,745.00
AIR CONDITIONERS	50,800.00
CCTV	124,234.00
FIRE FIGHTING EQUIPMENT	537,544.00
GSW 600 ANGLE GRINDER BOSCH	3,068.00
SOUND SYSTEM	84,451.00
Hiter	8,496.00
PRINTER HP	46,800.00
CROMPTON CEILING FAN	12,584.00
Crompton CHAMP PLUS (Water Pump)	4,500.00
Sintex Water Tank	1,002,753.00
STEEL	5,806.00
TRIPAL TWISTER (GYM)	14,160.00
COMPUTER	57,990.00
TOTAL	2,001,931.00
Depreciation	112,613.00
	₹2,114,544.00

Annexure-D

Fixed Assets 2024-25	
Particulars	Amount
Batteries	39,900.00
CCTV	7,080.00
CROMPTON CELLING FAN	22,552.00
FIRE FIGHTING - MATERIALS (ALL EQUIPMENT AND INSTALLATIONS)	14,838.00
NOKIA PHONE	2,404.00
Sintex Water Tank	3,11,367.00
Wall Fan	9,451.00
A/C WATER DRIPPING OUTSIDE PIPE	2,86,823.00
COMPUTER	2,714.00
UPS	5,428.00
FOOT PRESUER PUMP	5,074.00
HAND SCRUBBER AND HAND BRUSH	11,210.00
NEW WATER PUMP SET	73,968.00
PARK JHULA	2,33,250.00
RCC GARDEN BENCH	17,936.00
TOTAL	10,15,547.00

KENDRIYA VIHAR APARTMENT OWNERS' WELFARE ASSOCIATION
PLOT No. GH-49, SECTOR- 56, GURGAON, HARYANA

INCOME AND EXPENDITURE STATEMENT FOR THE FY 2023-24 FOR THE PURPOSE OF AUDIT

A. INCOME

Sl. No.	Source of income	Amount in Rupees (2022-23)	Amount in Rupees (2023-24)	Remarks
1.	AMC COLLECTED	3,95,25,313.00	4,18,41,870.00	Net amount collected after deducting discount allowed @ 5%. (Figure for FY 2023-24 include sum collected in the name of Development Fund as part of AMS.)
2.	OTHER INCOME (Dhobis; Hall Booking; Kabaris; License fees from Shops, Kiosks and other Service Providers, Canopy & Notice charges; Car lock charges; Car Sticker Charges; Tender fees; Penalties imposed, Other miscellaneous charges) (Excluding GST)	58,66,449.00	53,57,543.00	<ul style="list-style-type: none"> • Liable to be taxed as income.
3.	INTEREST INCOME (Interest earned from all operating accounts of the Society except the Corpus Fund Account. ; Interest on late payment of AMS; Interest charged/ earned in any other form.)	14,98,289.00	16,78,040.00	<ul style="list-style-type: none"> • Liable to be taxed as income.
4.	CORPUS FUND INTEREST INCOME (Interest Diverted from The Corpus Account to AMS Account @ 25% In terms of The Bye-laws after fulfilling IT liability on Corpus Fund Interest)	6,17,325.00	8,85,421.00	Total Interest earned on Corpus Fund FY 2023-24 is Rs.53,66,190/- . Rs. 18,24,505/- is the IT on the said interest amount @ 34%. Net interest income after tax is Rs. 35,41,685/- . 25% of this amount is Rs. 8,85,421/- and this has been credited to the AMS Account. Balance interest income i.e. Rs. 26,56,264/- has been retained in the Corpus Fund. Corpus Fund as on 31.3.2024 stands at Rs. 6,58,28,282
	Total income	4,75,07,376.00	4,97,62,874.00	

KENDRIYA VIHAR APARTMENT OWNERS' WELFARE ASSOCIATION
PLOT No. GH-49, SECTOR- 56, GURGAON, HARYANA

B. EXPENDITURE

Sl. No.	Head of Account	Amount in Rupees 2022-23	Amount in Rupees 2023-24	Remarks
1.	A. ELECTRICAL SYSTEM (ES) ES-1 Manpower ES-2 LT Distribution (Maintenance) ES-3 HT System (Maintenance) ES-4 Common Light (Maintenance) ES-5 Electricity Bills	58,28,728.00	66,13,248.00	
2.	B. LIFTS (L) L-1 Maintenance including (AMC) L-2 Licensing, Insurance & Misc. Expenses L-3 Lift Material	10,04,163.00	43,028.00	
3	C. DG SET (DG) DG-1 Manpower DG-2 Maintenance and upkeep of DG Sets DG-3 Diesel (Including for fogging) DG-4 Material	15,92,095.00	14,04,569.00	
4.	D. Water Supply (WS) WS-1 Manpower WS-2 Maintenance and upkeep of Water Pumps WS-4 Water bills WS-5 Cleaning of O/H Water tanks WS-6 Plumbing material	14,89,703.00	17,59,829.00	
5.	E. Sewerage System (SS) SS-1 Manpower SS-2 Sewerage bills SS-3 Repair / Maintenance SS-4 Material	4,54,026.00	95,719.00	Manpower component covered under Water Supply (WS)
6.	F. Safai (SF) SF-1 Manpower SF-2 Disposal of Horticulture/Dry/ Malba /Waste SF-3 Fogging Equipment, Material and manpower. SF-4 Consumables/Material SF -5 Harvesting Pits Maintenance. SF- 6 Equipment Repair/Maintenance	65,45,284.00	86,19,782.00	
7.	H. Horticulture (HC) HC-1 Manpower HC-2 Material (Plants, Seeds, Manure, etc.) HC-3 Equipment (Repair and Maintenance)	25,27,659.00	29,79,484.00	
8.	G. Fire Fighting & Alarm System (FFAS) FF-1 Maintenance and upkeep of Fire Fighting & Alarm System	-	42617.00	

KENDRIYA VIHAR APARTMENT OWNERS' WELFARE ASSOCIATION
PLOT No. GH-49, SECTOR- 56, GURGAON, HARYANA

	FF-2 Materials (All equipment and installations) FF-3 Maintenance and upkeep of Fire Extinguishing Cylinders			
9.	H. Security (S) S-1 Manpower S-2 Gate Management (Repair and Management) S-3 CCTV Management (Repair and Management) S-4 General Maintenance and Upkeep	1,07,36,776.00	1,04,35,283.00	
10.	I. Development Work (DW) DW-1 Development work (Approved) DW-2 Fixed Assets (Replacement/New)	25,14,630.00	19,59,314.00	<ul style="list-style-type: none"> No approved Dvp. Work, hence nil spending in 2023-24. Replacement/ Purchase of Fixed Assets in FY 2023-24. (Details at Annexure-A)
11.	J. Establishment (EC) EC-1A Establishment Staff EC-1B Establishment Staff (Contractual) EC-2 Conveyance Charges EC-3 Telephone Bills EC-4 Postal EC-5 Printing & Stationery EC-6 Meetings and Refreshments EC-7 Legal & Professional Charges EC-8 Accounting Charges. & Audit Charges EC-9 Overtime/Transport Charges EC-10 Taxes (On other income + interest income other than on Corpus Fund) EC-11 Advertisement EC-12 Website & Maintenance Charges EC-13 Festival Expense EC-13 Maintenance and Repair of Fixed Assets EC-14 AGM, EGM Meetings and Elections.	89,98,224.00	79,98,892.00	<p>Includes > IT of Rs. 28,21,665 paid for FY 2022-23 24 on (i) other income and (ii) interest income (excluding interest on Corpus Fund).</p> <p>> IT of Rs. 23,92,109 paid for FY 2023-24 on (i) other income and (ii) interest income (excluding interest on Corpus Fund).</p>
12	K. Building and Road Repair(B&R) BR-1 Buildings (Maintenance and repair) BR-2 Roads, Parks and Open Areas (Maintenance and Repair)	27,13,544.00	16,98,810.00	
Total Expenditure		4,44,04,832.00	4,36,50,575.00	

KENDRIYA VIHAR APARTMENT OWNERS' WELFARE ASSOCIATION
PLOT No. GH-49, SECTOR- 56, GURGAON, HARYANA

SUMMARY 2022-23

Income in FY 2022-23	:	Rs. 4,75,07,376/-
Expenditure in FY 2022-23	:	Rs. 4,44,04,832 /-
Surplus Funds generated	:	Rs. 31,02,544/-
Corpus Fund as on 31.3.2022	:	Rs. 7,90,09,666/-
Corpus Fund as on 31.3.2023	:	Rs. 6,35,66,007/-

SUMMARY 2023-24

Income in FY 2023-24	:	Rs. 4,97,62,874/-
Expenditure in FY 2023-24	:	Rs. 4,36,50,575/-
Surplus Funds generated	:	Rs. 61,12,299/-
Corpus Fund as on 31.3.2023	:	Rs. 6,35,66,007/-
Corpus Fund as on 31.3.2024	:	Rs. 6,58,28,282/-

- ***GST collected from Dhobis; Hall Booking; Kabaris; License fees from Shops, Kiosks and other Service Providers; Canopy & Notice charges; Car Lock Charges; Car Sticker Charges; Tender fees; Penalties imposed, Other Miscellaneous Charges come to approximately Rs. 13,07,006/- in FY 2022-23 & Rs.12,25,651/- in FY 2023-24. But this amount has not been reflected under "Other income" as it constitutes a liability towards Government.***
- *The above figures are based on cash inflow and cash outflow and there might be some small changes in the above figures later on as the above figures are subject to audit.*
- *Development work/ fixed assets will from part of balance sheet and not income and expenditure in the audited Financials. This expense has been reflected here because we have spent Rs 25,14,630 in FY 2022-23 & Rs. 19,59,313.00 in FY 2023 -24 on Fixed Assets from the AMS Funds. We may have a separate Head of Account of 'Fixed Assets' as we are regularly spending on maintenance/replacement/addition of Fixed Assets. This has been created as a Sub Head under the Main Head – 'Development Fund'*

KENDRIYA VIHAR APARTMENT OWNERS' WELFARE ASSOCIATION
PLOT No. GH-49, SECTOR- 56, GURGAON, HARYANA

- *FY 2023-24. Interest income (interest on Corpus fund FDR & other Interest Income) may get changes slightly as Form 16A has yet to be received from the Bank for the FY 2023-24.*

Annexure-A

Fixed Assets 2023-24	
Particulars	Amount
AIR CONDITIONERS	₹ 50,800.00
CCTV	₹ 124,234.00
CROMPTON CELLING FAN	₹ 12,584.00
FIRE FIGHTING EQUIPMENT	₹ 494,927.00
HITER	₹ 8,496.00
Sintex Water Tank	₹ 1,002,753.00
SOUND SYSTEM	₹ 79,651.00
SOUND SYSTEMS	₹ 4,800.00
Steel	₹ 5,806.00
COMPUTER	₹ 57,990.00
FURNITURE & FIXTURE	₹ 48,745.00
Crompton CHAMP PLUS (Water Pump)	₹ 4,500.00
GSW 600 ANGLE GRINDER BOSCH	₹ 3,068.00
HP LASER JET 2606 DW PRINTER	₹ 46,800.00
TRIPAL TWISTER (GYM)	₹ 14,160.00
Grand Total	₹ 1,959,314.00

What about input GST adjusted against output GST Rs. 13,07,006/- in FY 2022-23 & Rs.12,25,651/- in FY 2023-24. Should this not be shown in books as income ??????