

P.M.O. COOPERATIVE HOUSING SOCIETY LIMITED
(Correspondence Address: South Block, New Delhi - 110 011; Tele: 3792048)

25

28th July, 2004

Managing
Committee



President
Ashok Saikia

Vice President
RS Chatterjee

Secretary
Anand Upadhyay

Treasurer
Harish Mishra

Members
V Shankar
P Dasgupta
JS Rawat
Jagdish Prasad

Dear Member,

The maintenance charge being realised presently from the Members towards amenities is Rs 500/- per month, whereas actual expenditure borne out on various heads is much more as can be seen from the statement printed overleaf. The Society in its earlier circular dated 08th March, 2004 had already intimated to its members that a detailed circular w.r.t. the maintenance charges from August 2003 will follow.

It is also clarified that majority of the Members have not even deposited Rs 500/- till August, 2003 leading to massive outflow of funds from other heads. It is requested that all the members who have not paid this statutory payment till March 2004 should immediately pay at the rate of Rs. 500/- per month within a fortnight of the receipt of this circular.

The present maintenance charges tentatively amounts to Rs 1000/- per month, the details of expenditure under various heads of maintenance can be seen from the expenditure statement printed overleaf.

In view of the above, the management has decided that the maintenance amount per month of the Society will be Rs 1,000/- w.e.f. the month of April 2004. It is hereby clarified that the excess outflow of expenditure towards maintenance since inception till date has been offset from the funds like non-payment of dues to the builder and architect of the project and also the proceeds from the sale of stilts. In view of the foregoing, the maintenance amount for the period upto March, 2004 is not being enhanced.

In order to maintain the on-going civic amenities the details of which is mentioned overleaf, cooperation of all our Members is solicited for timely payment of the maintenance amount. Non-payment of aforesaid amount of Rs 1000/- per month from April, 2004 may result in Society defaulting in making necessary payments to Government Depts like Electricity Board (for electricity consumed in common areas and operation of lifts and RO Plant) and other House-keeping agencies like security, horticulture, RO plant maintenance, AMC of telephone exchange, etc.

ANNEXURE-R9

DETAILED BREAK UP OF EXPENSES PER MONTH
ON DIFFERENT HEADS

1	House keeping & Security	20,800/-
2	Expense on Diesel for DG set DG set maintenance Common area electricity (Average from Sept 03 to Feb, 04)	75,212/-
3	Horticulture	7,500/-
4	RO plant maintenance (As projected by M/s ION Exchange)	24,000/-
5	RO plant mechanic salary	2,500/-
6	AMC of telephone exchange and close circuit TV	1,500/-
7	Site supervisor	5,000/-
8	Chartered Accountant	2,500/-
9	Miscellaneous	5,000/-
TOTAL		1,55,142/-

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Like the previous year, the AMC of the seven lifts needs to be entrusted to OTIS company, who have quoted an annual amount of Rs.1,83,041/-. On this account, the members of category A, B and C are required to pay Rs. 1870/-, Rs.1090/- and Rs.935/- respectively.

It is also intimated to the Members that the Chartered Accountant of our Society M/s J Anand Associates have already audited the entire accounts of the Society pertaining to the years 2002-03 and 2003-04. However as intimated earlier through various circulars Members know that unless it is vetted by the Government Auditor to be deployed by the authorities of the UP Government, the audited accounts can not be circulated to Members or placed before the Annual General Body Meeting. The Society has taken up this issue several times with the authorities and has also written to the Chief Auditor (Cooperatives & Panchayat), Government of UP to deploy an Auditor for expeditious completion of audit of the accounts.

Thanking you,

Yours sincerely,


(Anand Upadhyay)
Secretary

Copy to: Shri Pratap Verma, Housing Officer (Cooperative),
UP Awas Aum Vikas Parishad, Ghaziabad.