

CHECKLIST FOR SUBMISSION OF AUDIT REPORT

1. Name of the CA/Auditor	M/s Rohit Aggarwal & Co
2. Name of the society	Upkar Co-operative Group Housing Society Limited
3. Regn. No.	371 (G/H), Dated :- 19.12.1979
4. Audit Period	2025-26
5. Distt./Zone	East
6. Net Profit/(Loss)	Rs. (2,42,655/-)
7. Education Fund Deposited	Amount Receipt No Date Page No
	146/- 39470 21.08.2026 1
8. Appointment Letter No. & Dated	25.06.2026
9. Admission Audit Fee (with fee bill)	Rs. 12,980/- (Page No. 2)

Audit Report on form A, B & C, along with the following enclosures: -

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r)	Other certificate/documents:	

The above audit report and other documents received from the society/auditors.

Counter Signed

Examined the audit report and submitted

Signature of Dealing Asst.

Asst. Registrar (Audit)

Dated:

Copy to:-

- 1) The Secretary
- 2) Asst. Registrar

COMMITTEE ON COOPERATIVE EDUCATION FUND

(Office of the Register Cooperative Societies, Parliament Street, New Delhi)

The Cheque should be in favour of "Cooperative Education Fund" only

Receipt No. **39470**

RECEIPT

Dated 21/8/26

Regd. No. 371-CH

Received with thanks from Upkar CoHS Ltd.

Address 9871295830

a sum of Rs. One hundred forty six Only

being the contribution towards the "Cooperative Education Fund" for the

period 2025-26 vide Cash Rs. 146/- Cheque No. —

Dated — for Rs. — Drawn on —

Rs. 146/-

On behalf the
committee on Cooperative Education Fund
SECRETARY

ROHIT AGGARWAL & CO

6/56, 2nd Floor, Street No. 3, 60 Ft. Road, Viswas Nagar, Shahdara, Delhi-11032

INDEPENDENT AUDITOR'S REPORT

To the Members of Upkar Co-operative Group Housing Society Limited

Opinion

We have audited the financial statements of **Upkar Co-operative Group Housing Society Limited**, which comprise the balance sheet as at March 31st, 2026, the Income and Expenditure Account, Receipt and Payment Account for the year ended, and significant accounting policies and notes on account, including annexures to the financial statements.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the entity as at March 31, 2026, and of its financial performance for the year then ended in accordance with the Accounting Standards issued by the Institute of Chartered Accountants of India (ICAI).

Basis for Opinion

We conducted our audit in accordance with the Standards on Auditing (SAs) issued by ICAI. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the entity in accordance with the ethical requirements that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

Going Concern Assumption

We note that the Entity has incurred recurring operating deficits over the past several years, resulting in the complete erosion of its net worth, which is negative as at the balance sheet date. For the year under audit, the Entity has reported a deficit (excess of expenditure over income) of Rs. (53,400/-) before appropriation and extraordinary item. The accumulated deficit, including the current year's loss, amounts to Rs. (65,88,801/-).

Management has represented that the Entity will be able to meet all its liabilities as they fall due and intends to enhance its collections, subject to approval of the members in the General Body Meeting. Based on these representations, the financial statements have been prepared on a going concern basis. Our opinion is not modified in respect of this matter.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the aforesaid Accounting Standards, and for such internal control as



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management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the entity's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but it is not a guarantee that an audit conducted in accordance with SAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

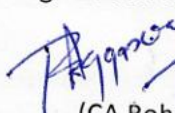
Report on Other Legal and Regulatory Requirements

- a. In our opinion, proper books of account as required by law have been kept by the Society so far as it appears from our examination of those books of account.
- b. The Balance Sheet, the Statement of Income and Expenditure, and the Receipt and Payment Statement dealt with by this Report are in agreement with the books of account.

For ROHIT AGGARWAL & CO

Chartered Accountants

Firm's Registration No. 028666N


(CA Rohit Aggarwal)
Partner

Membership No.535470

UDIN: 26535470 ORTBO79850

Place: New Delhi

Dated: 17.08.2026

UPKAR CO-OPERATIVE GROUP HOUSING SOCIETY LTD. DELHI
AUDIT REPORT FOR THE YEAR ENDED 31.03.2026

PART- A

Sl. No	OBSERVATION	
1.	M.C. should pursue more rigorously to recover the amount due from 3 major defaulters reported at point no "h" of "Part B" of this report	Appropriate steps have been taken to recover the amount from the defaulter Members/ Flat Owners.
2.	It is suggested that Balances of various funds appearing in Balance Sheet should be matched with the principal value of FDRs made	Due to paucity of fund, the various funds appearing in the balance sheet could not be fully matched with the corresponding Fixed Deposit Receipt (FDRs). However, the Management Committee (MC) is making continuous efforts to gradually match the respective funds with the available FDRs. Further, wherever surplus cash flows are available, the MC is endeavouring to create additional FDRs against the respective funds to progressively align the funds with the corresponding FDRs.

PART- B

a.	Whether the society is functioning from its registered office and the members are being allowed to inspected documents of the society including audit report as per rule 80 of the Delhi State Co-op Societies Rules, 2007.	Yes
b.	Whether the society periodically reconcile its account with the accounts of members, outside parties including banks at the close of co-operative year.	The Member's individual accounts are maintained in computerised system. We are informed that deviation if any pointed out by any Member is immediately dealt with and rectified. Bank Reconciliations are available for our verification.
c.	Whether the society has raised funds, so as to confirm to the provision of the Rule 65 of Delhi State Co-op Societies Rule 2007 and that society has restricted its Borrowings as approved by Registrar from time to time?	Not Applicable since society is a Group Housing Society.
d.	What is the debt equity ratio of the society and how the society proposed to discharge its debts liability?	Not Applicable Since society is a Group Housing Society
e.	What has been lending policy of the society in extending loans to its members within their borrowing limits? In case the society is granting loan to other parties, what is the general loaning policy and how far the interest of the society has been safeguarded?	Not Applicable since society is Group Housing Society.
f.	Whether the management committee has implemented/ carried out the decision of General Body in letter and spirit keeping in view the best interest of the members constituting the society in recognition of the co-operative principles.	The Managing Committee has implemented the decisions of AGM to the extent best possible as explained to us.



g.	Number of unresolved disputes, position of the society as also the step taken to resolve disputes at various forums.	As Reported to us there are 2 pending dispute and 1 recovery case.
h.	Details of Claims, if any against the members and outside parties not being pursued properly and proceeding not launched within period of limitation.	Society is regularly pursuing its members for timely payment of their outstanding dues. However following are some of major defaulters as on 31-03-2026: (refer note no 12 of significant accounting policies and notes on account) Flat No. D-103 - Rs 1,05,300/- Flat No. D-105 - Rs. 2,89,845/- Flat No. A-033 - Rs 4,49,349/-
i.	In respect of Group Housing society whether management committee or any subcommittee is exercising the financial material management and control to keep the project cost as low as possible? What is the allotment policy of the society with particulars reference to categorization of members both for the purpose of getting building plans approved as also handling over the possession of the flats?	Not Applicable since flats were constructed long time back in 1992.
j.	Whether society has been holding meeting of various committees including General Body and proper records of proceedings are being maintained in the minutes/proceeding register?	Yes (i) Number of MC Meetings- 11 (ii) AGM held on 26-10-2025 (iii) SGBM held on Nil
k.	List of members with their ledger balances at the close of Co-operative year. A separate list of changes on the account of resignations, expulsions and whether rules/instructions in this behalf have been properly complied with?	i) List of Members and their ledger balances as on 31.03.2026 are attached as Annexure with the financial statements. ii) Members as on 31.03.2026- 108 iii) Membership not applied as on 31.03.2026- 38
l.	Without prejudice to the generality of the provisions contained in Delhi Co-operative Societies Act, 2003 and without prejudice to the generality of the provisions contained in Delhi Co-operative Societies Act, 2003 and the Rules framed there under, the auditors shall state if any of the office bearers suffers from the disqualifications contained in section-35 read with Rules 54 and 55?	As per the information furnished none of the office bearer suffers from any disqualifications.
m.	Whether the society is incurring expenditure in accordance with the approved budget if not indicate the lapses	The Managing Committee does its best to adhere to the overall budgetary limits as explained to us.
n.	Whether the society is periodically reviewing the fixed assets as also, the cash credit limits vis-à-vis loans	Not Applicable since society is a Group Housing Society.

	extended on the basis goods hypothecated to the co-operative society?	
o.	In respect of T/C society including Co-operative Banks and Stores whether the respective Co-operative society is reviewing the cash credit limit and restricting its future loaning/credit to good parties only.	Not Applicable since society is a Group Housing Society.
p.	A certificate shall be obtained from the custodian of records regarding documents and cash certifying the possession thereof.	Obtained and attached with Audit Report.
q.	The details of various bank A/c's being maintained by the society also the securities and investments of society along with the addresses, account numbers of the banks and comments on the bank reconciliation statements.	Balance as on 31.03.26 <u>Union Bank of India, Mayur Vihar :</u> Account Number UNION BANK 3468 (30,466.92) [Book overdraft] UNION BANK 4415. 1,45,880.66 UNION BANK 0267 43,066.00 UNION BANK 3476 22,362.83 Delhi State Co-operative Bank Limited Balance as on 31-03-2026- Rs. 12,727.10

- During the audit, it was observed that an amount of Rs. 6,980.00 has been appearing for a long time under the head Ground rent payable in the liability side of the Balance Sheet. It is recommended that this account be reconciled and paid on a regular basis to the concerned authority.

PART- C

- M.C. should also pursue more to recover the amount due from 03 major defaulters reported at point no "h" of "Part B" of this report.

I place my sincere thanks to the Managing Committee for extending full co-operation during the conduct of the audit.

Place: Delhi
Dated: - 17.08.2026

For M/s Rohit Aggarwal & Co.
Chartered Accountants
Firm's Registration No.028666N

(Signature)
(Rohit Aggarwal)
M. No. 535470



UPKAR COOPERATIVE GROUP HOUSING SOCIETY LTD.
Plot No. 18, Phase-I Extension, Mayur Vihar, Delhi-110091
Balance Sheet as at 31st March 2026

(Amount in Rs.)

	Particulars	Note	Figures as at the end of 31.03.2026	Figures as at the end of 31.03.2025
I	EQUITY AND LIABILITIES			
1	Members' Funds			
(a)	Members' Capital Account	2	14,600	14,600
(b)	Reserves, surplus and Funds	3	(65,88,801)	(63,46,146)
			(65,74,201)	(63,31,546)
2	Members Contributions	4	6,77,60,510	6,76,11,091
2	Non-current liabilities			
(a)	Deferred tax liabilities (Net)	4		
(a)	Other long-term liabilities	5	5,60,000	5,60,000
			6,83,20,510	6,81,71,091
3	Current liabilities			
(a)	Trade payables	6	57,050	77,595
(b)	Other current liabilities	7	18,55,265	4,40,656
(c)	Short-term provisions	8	-	19,253
			19,12,315	5,37,504
	Total		6,36,58,624	6,23,77,049
II	ASSETS			
1	Non-current assets			
(a)	Property, Plant and Equipment and Intangible assets			
	Property, Plant and Equipment	9	5,60,50,281	5,61,43,742
(b)	Non-current investments	10	41,50,768	39,12,813
(c)	Deferred tax assets (Net)	4		
			6,02,01,049	6,00,56,555
2	Current assets			
(a)	Cash and bank balances	11	23,97,813	11,94,432
(d)	Other current assets	12	10,59,762	11,26,062
			34,57,575	23,20,494
	Total		6,36,58,624	6,23,77,049

Significant Accounting policies and notes on accounts
The accompanying notes are an integral part of the financial

1

For M/s Rohit Aggarwal & Co.
Chartered Accountants
Firm's Registration No.028666N

(Rohit Aggarwal)
Partner

M. No.: 535470

Place: Delhi

Date: 17.08.2026

UDIN: 26535470 ORTBOT9850



For Upkar Cooperative Group Housing Society Ltd.

Kiran Bala
Dr Kiran Bala
President

Rajeev Sood
Rajeev Sood
Secretary

Vijay Kumar
Vijay Kumar
Treasurer

UPKAR COOPERATIVE GROUP HOUSING SOCIETY LTD.
Plot No. 18, Phase-I Extension, Mayur Vihar, Delhi-110091
Income and Expenditure account for the year ended 31st March 2026

(Amount in Rs.)

	Particulars	Note	Figures for the year from 01-04-2025 to 31.03.2026	Figures for the year from 01-04-2024 to 31.03.2025
I	Revenue from operations	13	34,31,000	30,09,700
II	Other Income	14	5,59,509	4,28,527
III	Total Income (I+II)		39,90,509	34,38,227
IV	Expenses:			
(a)	Employee benefits expense	15	12,31,368	9,92,957
(b)	Depreciation and amortization expense	16	2,48,953	2,75,992
(c)	Other expenses	17	25,63,442	24,90,241
	Total expenses		40,43,763	37,59,189
V	Excess of income over expenditure before exceptional and extraordinary items (III- IV)		(53,254)	(3,20,962)
VI	Education fund		146	146
VII	Extra-ordinary Items:			
	Transfer from collection for the Emergency Building Repair Fund		1,43,770	-
	Emergency Building Repair expenses		(1,43,770)	-
VII	Excess of income over expenditure after extraordinary items and tax (V-VI)		(53,400)	(3,21,108)
VIII	Tax expense:			
(a)	Current tax		0	7,390
(b)	Deferred tax charge/ (benefit)		0	-
			0	7,390
IX	Excess of income over expenditure for the period		(53,400)	(3,28,498)
X	Amount available for appropriation		(53,400)	(3,28,498)
	Appropriations:			
	Interest on Fixed Deposit Receipt:			
	Transfer to Building Maintenance Fund		(35,630)	-
	Transfer to Building Replacement Fund		(1,14,589)	-
	Transfer to Emergency Building repair Fund		(39,036)	-
XI	Balance carried to Balance Sheet		(2,42,655)	(3,28,498)

Significant Accounting policies and notes on accounts
The accompanying notes are an integral part of the financial statements
For M/s Rohit Aggarwal & Co.
Chartered Accountants
Firm's Registration No.028666N

For Upkar Cooperative Group Housing Society Ltd.

(Rohit Aggarwal)
Partner
M. No.. 535470



Kiran Bala
Dr Kiran Bala
President

Rajeev Sood
Rajeev Sood
Secretary

Vijay Kumar
Vijay Kumar
Treasurer

Place: Delhi

Date: 17.08.2026

UDIN: 265354700RTBOT9850

UPKAR COOPERATIVE GROUP HOUSING SOCIETY LTD.
Plot No. 18, Phase-I Extension, Mayur Vihar, Delhi-110091
RECEIPT AND PAYMENT ACCOUNT FOR THE YEAR ENDED 31ST MARCH 2026

Previous Year Ending 31.03.2025	RECEIPTS	Current Year Ending 31.03.2026	Previous Year Ending 31.03.2025	PAYMENTS	Current Year Ending 31.03.2026
	Opening Balance			Staff Payments & Benefits	
6,683	Cash in Hand	11	9,79,238	Salaries, Wages, Bonus & Allowances	11,67,633
	Balance at Bank:-		13,719	Staff Welfare Expenses	63,735
1,49,384	UNION BANK 3468	5,51,994			
4,20,231	UNION BANK 4415	3,48,015		Repair & Maintenance	
11,987	THE DELHI STATE COOP BANK LTD.	12,351	4,43,360	Buildings	6,15,962
92,153	UNION BANK 0267	96,575	78,433	Electrical	65,220
15,711	UNION BANK 3476	1,85,486	58,847	CCTV & Intercom	42,461
			1,19,206	Miscellaneous	46,278
31,53,667	Collection from Member	49,55,478		Utilities & Other Operating Expenses	
			5,16,905	Electricity Expenses	4,25,356
	Interest & Other Income		7,10,508	Security Expenses	7,01,671
2,90,851	Interest Income	1,54,012	71,019	Festival Expenses	1,64,491
27,926	Other Non-operating Income	58,209	53,594	Insurance	59,866
			40,154	Garden Expenses	38,969
	Change in Member Contribution		4,690	Waste Disposal & Treatment Expenses	56,280
5,84,000	Building Maintenance Fund	35,630	3,530	Conveyance Expenses	8,003
1,75,200	Building Replacement Fund	1,11,989	-	Pest Control Expenses	5,500
10,200	Contribution towards Common Good Fund	1,500		Administrative & General Expenses	
			1,08,000	Accounting Charges	1,00,280
	Change in current Liabilities		12,980	Auditor's Remuneration	12,980
	Expense Payable	45,668	-	Legal & Consultancy Charges	10,000
	Collection for Bhandara in the Society	36,752	12,899	Printing & Stationery	16,446
61,095	Trade Payable		2,578	Bank Charges	3,222
7,436	Tds payable		60,917	Election Expense	
			30,700	Meeting Expenses	33,668
			71,711	General Expenses	51,548
			14,160	MyGate Subscription	11,800
	Change in Current Assets		-	Software Expenses	25,370
3,920	Advance to Vendor	694	4,240	Telephone Expenses	3,226
	Tax Deducted at Source	11,131	-	Website Charges	10,620
	Advance to Staff	14,894	-	Income Tax Paid	32,138
	Prepaid Expense	4,000	-	Rebate to Members	14,000
9,499	Amount recoverable against excess		71,810	Remuneration to administrator	
				Change in current Liabilities	
			-	Trade Payable	20,545
			-	TDS Payable	6,441
			66,010	Expense Payable	
				Fixed Assets	
			-	Purchase of Fixed Assets	1,74,912
			2,35,155	Change in Non current Investment	
			-	Investment in Fixed Deposits	2,33,455
			-	Security Deposits with BYPL	4,500
				Change in Current Assets	
			17,643	Tax Deducted at Source	
			15,094	Advance to Staff	
			7,912	Advance Education Fund	
				Closing Balance	
			11	Cash in Hand	21,883
				Balance at Bank:-	
			5,51,994	UNION BANK 3468	(30,467)
			3,48,015	UNION BANK 4415	1,45,881
			12,351	THE DELHI STATE COOP BANK LTD.	12,727
			96,575	UNION BANK 0267	43,066
			1,85,486	UNION BANK 3476	22,363
				Bank deposits	21,82,360
50,19,944		66,24,389	50,19,444		66,24,389

For M/s Rohit Aggarwal & Co.
Chartered Accountants
Firm's Registration No. 028666N

(Rohit Aggarwal)
Partner

M. No. 535470

Place: Delhi

Date: 17.08.2026

UDIN: 26535470 ORTBO T 9850



For Upkar Cooperative Group Housing Society Ltd.

Kiran Bala
Dr Kiran Bala
President

Rajeev Sood
Rajeev Sood
Secretary

Vijay Kumar
Vijay Kumar
Treasurer