



ANNUAL REPORT

2022 – 2023

Casagrand Miro Owners Welfare Association
(CGMOWA)
(Registration No SRG / Chennai South / 452 / 2021)
Adhanur Road, Varadharajapuram,
Mannivakkam, Kanchipuram District, Pin 600 048
Phone No: +91-44 – 22730010

Dear Miro Owners,

Greetings to all,

I am happy to place before the members of “Miro Owners welfare association” the annual report of our Association for the period from 15th Aug 2022 to 15th Aug 2023.

1. CCMOWA CC Member details

Management committee members (MC):

S.No	Flat No	Name	Position	DOJ
1	G403	Mr. Abdul Kalam K	President	15-08-2022
2	H407	Mr. Sivaprakash R	Vice-President	15-08-2022
3	A403	Mr. Pratheep Antony Raj A	Secretary	15-08-2022
4	G103	Mr. Suresh Kumar G	Joint Secretary	15-08-2022
5	E408	Mr. Muthukumaran S	Treasurer	15-08-2022

Executive committee members (EC)

S.No	Flat No	Name	Position	DOJ	Status (Active / Inactive)
1	A407	Mr.Sakthivel S	Executive Committee Member	15-08-2022	Active
2	B202	Mr. James Asir Stephan J	Executive Committee Member	15-08-2022	Active
3	C105	Ms. Sharmila Banu	Executive Committee Member	15-08-2022	Active
4	C203	Mr. Pradeep Sabastian A	Executive Committee Member	15-10-2022	Active
5	C207	Ms. Sudha Abiramasundari	Executive Committee Member	15-08-2022	Active
6	C308	Mr. Ansker Fernando	Executive Committee Member	08-04-2023	Active
7	D206	Mr. Suresh Kumar	Executive Committee Member	15-08-2022	Active

8	E108	Mr. Rajkumar Arumugam	Executive Committee Member	15-08-2022	Active
9	E303	Mr. Yuvarajan B	Executive Committee Member	15-08-2022	Active
10	F201	Mr. Ramakrishnan A	Executive Committee Member	15-10-2022	Active
11	F305	Mr. Ranjay Kumar Choubey	Executive Committee Member	15-08-2022	Active
12	F308	Mr. Saravanan S	Executive Committee Member	15-08-2022	Active
13	G310	Mr. Venkataramani R	Executive Committee Member	15-08-2022	Active
14	G402	Mr. Manikandan Damodaran	Executive Committee Member	15-08-2022	Active
15	H205	Mr. Ganapathy Manikandan K	Executive Committee Member	15-08-2022	Active
16	H305	Mr. Hariharan M	Executive Committee Member	15-08-2022	Active
17	J108	Mr. Gopikrishnan G	Executive Committee Member	14-07-2023	Active
18	J203	Mr. Gopi Anand K P	Executive Committee Member	15-08-2022	Active
19	J306	Mr. Vasanth Kumar R	Executive Committee Member	15-08-2022	Active
20	K208	Mr. Baskaran J	Executive Committee Member	12-08-2023	Active
21	K214	Mr. Karthikeyan J	Executive Committee Member	12-08-2023	Active
22	K310	Mr. Jaya Sivasankar G	Executive Committee Member	15-08-2022	Active
23	A307	Mr. Sushanta Baidya Roy	Executive Committee Member	15-08-2022	Resigned
24	A411	Mr. Prabhakaran E	Executive Committee Member	15-08-2022	Resigned
25	G308	Mr. Aarthi M P	Executive Committee Member	15-08-2022	Resigned
26	J305	Mr. Rakesh S	Executive Committee Member	15-08-2022	Resigned
27	K215	Mr. Bhagaban Mohatara	Executive Committee Member	12-11-2022	Resigned

2. Working Committee:

Association formed various working committees comprising of Executive Committee members led by Management Committee for parallel working:

- **Finance Committee:** Mr. Muthu Kumaran, Mr. Pradeep Sabastian

- **IFM Committee:** Mr. Pratheep Antony Raj, Mr. Suresh Kumar G, Mr. Pradeep Sabastian A, Mr. Jayasivasankar, Mr. Ganapathy Manikandan, Mr. Saravanan S
- **Parking Committee:** Mr. Suresh Kumar G, Mr. Manikandan D, Mr. Rajkumar A, Mr. Yuvarajan B, Mr. Jayasivasankar
- **Revenue Generation committee:** Mr. Abdul Kalam, Mr. Sivaprakash, Mr. Pratheep Anthony Raj, Mr. S. Muthukumaran, Mr. Pradeep Sabastian, Ms. Sudha Abiramasundari
- **Event management committee:** Mr. Abdul Kalam, Mr. Sivaprakash, Mr. Pratheep Anthony Raj, Mr. S. Muthukumaran, Mr. Pradeep Sabastian, Mr. Jayasivasankar, Mr. James Asir Stephan J, Ms. Sudha Abiramasundari
- **Gardening Committee:** Mr. Suresh Kumar G, Mr. Manikandan D, Mr. Suresh Kumar, Mr. Vasanth Kumar, Mr. Hari Haran Mr. M, Sakthivel S
- **Vendor Finalization Committee:** Mr. Abdul Kalam, Mr. Sivaprakash, Mr. Pratheep Anthony Raj, Mr. S. Muthukumaran, Mr. Pradeep Sabastian, Mr. Jayasivasankar, Mr. Venkataramani R

3. Society Registration:

Association successfully completed the renewal of society registration under **SL. No. SRG/Chennai South/452/2021** on **March 3rd, 2023**. Association extends its appreciation to Executive Committee member Mr. Ramakrishnan A for coordinating end to end and having it closed on a timely manner.

4. Maintenance Charges:

- **IFM Vendor Selection Process:**

The bidding process for facility management service started in November 2022. As an outcome of the vendor finalization process, “VIPRAS facility management” won the tender process. Key outcome of the vendor finalization discussion is as below:

During the process, vendor finalization team reviewed the proposals provided by 8 vendors and below vendors were selected for further negotiations for the scope of housekeeping, MST, Security and Gardening.

L1: VIPRAS Facility Management

L2: Thirumal Facility Management

L3: Unicare Facility Management

In further negotiation with L1 vendor with regards to scope of work and on expectations for the year, below were the agreed action:

1. VIPRAS agreed to accept the 100% recovery cost involved in STP/WTP revamp cost (Rs. 545587)
2. Contract was awarded to VIPRAS for a period of 1 year (1st Feb 2023 to 31st Jan 2024) at the existing rate without any hike and revamp amount will be recovered in a period of 6 months.
3. Security team will be revamped, and new team will be deployed with effect from 2nd week of February.
4. Monthly leadership connect aligned with VIPRAS to align on the challenges and next steps.

• **Maintenance cost revision:**

Considering the below three major contributors for increase in the expenses, maintenance cost revision (refer below table) will be proposed in the September'23 AGM for General body approval and for implementation effective October'23 Increase in Electricity bill, due to tariff change.

- Addition of AMC for STP/WTP and Swimming pool maintenance cost
- Increase in Garbage clearance process.

Maintenance Proposal in AGM w.e.f Oct '23						
S. No	Description	Cost considered for Maintenance cost fixation during Sep 2021	Proportionate	Hybrid model	Actual expense incurred (Average last 6 months)	Budget cost proposal for Oct'23 to Sep'24
1	IFM Cost	4,52,119		Fixed Cost	3,90,127	5,07,165
2	STP WTP Operational cost			Fixed Cost	94,000	1,22,200
3	TNEB Bill - Domestic	1,00,000		Fixed Cost	1,27,767	1,27,767
4	DG AMC	11,000		Fixed Cost	7,473	8,220
5	Lift AMC	40,000		Fixed cost	38,154	41,969
6	Club House AC's AMC	4,200		Fixed Cost		6,000
7	WTP HNS Pump AMC Maintenance			Fixed Cost	2,950	3,245
	Others (IFM out of scope)	43,681		Fixed Cost		
8	Waste Management			Fixed Cost	45,000	45,000
9	Swimming pool AMC			Fixed Cost	20,301	22,331
10	Salt Purchased for STP Plant			Fixed Cost	11,917	14,896
11	HK Consumables			Fixed Cost	8,824	9,265
12	Other maintenance			Fixed Cost	36,000	37,800
13	Accountant salary			Fixed Cost	20,000	20,000
14	Boom barrier rental charges			Fixed Cost		13,000
15	Income (super market, adonmo, ACT...etc)				-65,000	-65,000
	Subtotal (Fixed)	6,51,000	70%		7,37,513	9,13,859
16	TNEB Bill - Commercial	2,00,000		Variable Cost	3,32,208	3,77,123
17	DG Fuel	79,000		Variable Cost	31,419	32,990
	Subtotal (Variable)	2,79,000	30%		3,63,627	4,10,112
	Total Cost	9,30,000			11,01,140	13,23,972
	Total Sq.Ft (Super Builtup)	3,73,246			3,73,246	3,73,246
	No. of Units	384			384	384
	Fixed Rate	1695			1,921	2,380
	Variable rate	0.75	/ Sq. Ft		0.97	1.10

- **Deficit Amount Details April '22 to September '23:**

Please refer below table for the accumulated deficit due to increase in expenses over the income due to EB Tariff change, IFM Cost increase (Addition of STP/WTP AMC and swimming pool maintenance) and garbage disposal expense increase. Deficit amount will be recovered in a phased manner within March 2024.

Descriptions	Amount (INR)
Bank balance in CGMOWA Account as on 15th Sep 2023	95,062
Receivables - Maintenance due from owners	84,625
Receivables - Membership fee due from owners	3,000
Receivables - TNEB SD due from Owners	13,734
AMC Lift Advance Paid for Sep'23	47,987
AMC Advance paid DG for Sep' 23 to Jan '24	29,893
Total Bank Balance + Receivables +Advance Payments to vendors as on 15.09.2023	2,74,301
Payables - TNEB SD to be paid	1,55,960
Payables to vendors up to Aug '23 Expenses	40,050
Total Payables Covering expenses up to Aug '23	1,96,010
Net Bank balance + Receivables after considering payables for covering expenses up to Aug '23	78,291
Amount + Receivables supposed to be in CGMOWA bank balance	
Maintenance amount collected for Sep '23	9,30,284
Rental advance from vendors	1,75,500
Net membership fee available	3,67,169
Total Amount + Receivables Supposed to be in CGMOWA bank balance	14,72,953
Total Deficit Amount covering Aug '23 expenses as on 15.09.2023	13,94,662
Deficit Provision amount for Sep '23 Expenses 9.95Lacs Vs 11.66 lacs	1,71,140
Total Deficit Amount considering Sep'23 Deficit provision as on 15.09.2023	15,65,802

5. Legal Update:

- CGMOWA received 4 legal suits from the Chengalpattu District Munsif court on 19th Sep 2022 and 24th Oct 2022.
- CGMOWA's advocate appeared for legal suits on 29th Sep 2022, 30th Sep 2022 and 7th Nov 2022, a petition was given to combine all four cases together and keep the hearing on a single day since all suits were having common claims.
- The suits were filed by (1) Mr. Pradeep Raju of K311, (2) Mr. S. Prasanth of K201, (3) Mr. Ashok Pushpakaran of K406, (4) Lakshminarayan S of K202.
- In subsequent hearing, one of the plaintiff Mr. S Prasanth of K201 has withdrawn the petition and currently, the suit is awaiting amendment completion from plaintiff end.
- Association has paid till now Rs. 79,000/- to the CGMOWA lawyer handling this case.

6. Defaulter and Maintenance Collection:

Core committee comprising of management and executive committee has performed ways beyond the expectation in terms of deficit recovery from the defaulters. Treasurer Mr. Muthu Kumaran and Executive committee member Mr. Manikandan had taken extraordinary efforts to ensure owners are paying the maintenance amount along with the associated penalty. Through team's dedicated effort, Association has recovered **Rs. 779367/-** from the defaulters.

7. Corpus fund

Please refer following details pertaining to corpus fund along with cheque details. Association has invested the received amount in multiple fixed deposits.

Cheque No	Cheque Date	No of Units	Corpus Fund Received	Collected Period
53632	29-10-2021	20	10,00,000.00	2021 to 2022
53633	29-10-2021	20	10,00,000.00	2021 to 2022
53634	29-10-2021	24	12,00,000.00	2021 to 2022
54406	28-02-2022	52	24,75,000.00	2021 to 2022
54407	09-03-2022	54	26,00,000.00	2021 to 2022
54408	17-03-2022	56	26,00,000.00	2021 to 2022
54413	12-04-2022	66	26,00,000.00	2022 to 2023
54414	21-04-2022	60	27,25,000.00	2022 to 2023
03272	30-09-2022	9	4,25,000.00	2022 to 2023
Received			1,66,25,000.00	
Pending			10,75,000.00	
Total corpus			1,77,00,000.00	

8. Fixed Deposit Details

CGMOWA - Fixed Deposit Details										
S. No.	A/c No.	Cus ID	Open Date	Deposit Amt	Int Rate	Closed Date	Tot Interest	Total TDS	Credited Amount	Matured Amount
1	38630300005242	HNX066111	01-02-2022	10,00,000.00	5%	44,979.00	52,766.00	4,444.00	48,322.00	10,48,322.00
2	38630300005243	HNX066111	01-02-2022	10,00,000.00	5.10%	45,169.00	81,632.00	5,236.00	76,396.00	10,76,396.00
3	38630300005244	HNX066111	01-02-2022	12,00,000.00	5.10%	45,169.00	97,959.00	10,854.00	87,105.00	12,87,105.00
4	38630300005328	HNX066111	04-04-2022	26,00,000.00	5.20%	45,169.00	1,95,885.00	19,588.00	1,76,297.00	27,76,297.00
5	38630300005329	HNX066111	04-04-2022	26,00,000.00	5.20%	45,169.00	1,95,885.00	19,648.00	1,76,237.00	27,76,237.00
6	38630300005330	HNX066111	04-04-2022	24,75,000.00	5.20%	45,169.00	1,86,467.00	18,647.00	1,67,820.00	26,42,820.00
7	38630300005373	HNX066111	30-04-2022	27,25,000.00	5.20%	45,169.00	1,94,586.00	19,458.00	1,75,128.00	29,00,128.00
8	38630300005374	HNX066111	30-04-2022	26,00,000.00	5.20%	45,169.00	1,85,660.00	18,567.00	1,67,093.00	27,67,093.00
9	38630300005796	HNX066111	28-10-2022	4,25,000.00	5.50%	45,169.00	16,901.00	1,689.00	15,212.00	4,40,212.00
Total Deposit amount				1,66,25,000.00			12,07,741.00	1,18,131.00	10,89,610.00	1,77,14,610.00

CGMOWA Finance committee reviewed the prevalent interest rates in the market and decided to re-invest at higher interest rate.

CGMOWA New Fixed Deposit details							
Old FD A/c No.	Matured Amount	New FD A/c	Int Rate	Deposit Amt	Opened date	Matured date	Deposit period
38630300005242	1,048,322	38630300006081	7.05%	10,48,322.00	22-02-2023	27-03-2024	399 Days
38630300005243	10,76,396	38630300006598	7.25%	10,76,396.00	31-08-2023	03-10-2024	399 Days
38630300005244	12,87,105	38630300006599	7.25%	12,87,105.00	31-08-2023	03-10-2024	399 Days
38630300005328	27,76,297	38630300006600	7.25%	27,76,297.00	31-08-2023	03-10-2024	399 Days
38630300005329	27,76,237	38630300006601	7.25%	27,76,237.00	31-08-2023	03-10-2024	399 Days
38630300005330	26,42,820	38630300006602	7.25%	26,42,820.00	31-08-2023	03-10-2024	399 Days
38630300005373	29,00,128	38630300006603	7.25%	29,00,128.00	31-08-2023	03-10-2024	399 Days
38630300005374	27,67,093	38630300006604	7.25%	27,67,093.00	31-08-2023	03-10-2024	399 Days
38630300005796	4,40,212	38630300006605	7.25%	4,40,212.00	31-08-2023	03-10-2024	399 Days
Total	1,77,14,610.00			1,77,14,610.00			

9. STP / WTP Maintenance

Association as part of audit led by executive committee member Mr. Pradeep Sabastian identified that STP / WTP was not maintained efficiently by VIPRAS. Hence as an outcome, STP / WTP maintenance was removed from VIPRAS Scope, and tender process was initiated for finalization of new AMC vendor.

VIPRAS agreed to accept the 100% recovery cost involved in STP/WTP revamp (Rs.5,45,587) and the same was recovered in subsequent 6 months.

During the tender process, vendor finalization team reviewed the proposals provided by 3 vendor and comprehensive AMC contract was awarded to “SPA Chemicals” for a period of 2 years- From January 2022 to February 2024.

10. Classes for Children

The association has taken the initiative towards extracurricular activities for Miro Kids to focus apart from the studies, and below opportunities were provided to develop the in-house talent:

- Abacus
- Basketball Training
- Classical Dance
- Karate
- Zumba

11. Revenue Generation

Apart from the collection of maintenance charges, Association with its persistent efforts has generated a revenue of **Rs. 19,53,300/-** (April 22 – Mar '23) through Super Market , Adonmo Screens , Rental for ACT equipment's / Car wash services / Laundry and Iron Services , Dance , Karate , Basket Ball and by organizing various stalls.

12. Traffic Management

Traffic committee through effective implementation of processes was able to reduce the number of parking conflicts and successfully designated / regularized the visitor management process.

Traffic Committee along with Executive committee member Mr. Pradeep Sabastian initiated the tender process for Boom Barrier installation. As an outcome of the tender process, the contract was awarded to L1 vendor- Park Plus.

Major accomplishments:

- Streamlining of parking rules and elimination of wrong parking.
- Fixture of sign board related to speed limit.
- Visitors parking was designated & arranged opposite to H block.
- Entry/ Exit pathway arranged in J Block

13. Club house maintenance

IFM committee led by Secretary Mr. Pratheep Antony Raj has worked exhaustively to improve the functioning of club house.

Major Accomplishments:

1. Improved surveillance by addition of CCTV cameras.
2. Fixture of direction board to guide the owners.
3. Improved adherence to mentioned operations timing.

14. TNEB

With the steep hike in TNEB tariffs last year, regular Power consumption charges had increased for all consumers. Since the security deposit was inadequate to meet this spike, TANGEDCO requested for an additional security deposit. Hence, association collected additional security deposit from the owners, please refer below table with regards to payment details:

TNEB Security Deposit	Amount	Aug-22	Sep-22	Oct-22	Sep-23	Due date- Nov-23
Commercial Common - C block	3,18,720.00	1,06,240.00	1,06,240.00	1,06,240.00	-	-
Domestic Common - E block	44,500.00	-	-			44,500.00
Domestic Common - J block	1,07,250.00	-	-	-	53,625.00	53,625.00
Domestic Common - B block	1,15,670.00	-	-	-	57,835.00	57,835.00
Total	5,86,140.00	1,06,240.00	1,06,240.00	1,06,240.00	1,11,460.00	1,55,960.00

15. CGMOWA Signage Board

Association installed Sign Board in CGMOWA campus as per process, vendor sourcing was done with the support of NBH through their supplier panels. Competitive quotes were received from 3 vendors and the contract was awarded to L1 vendor "Prime digital printing" with the assurance from NBH on aspects related to quality / warranty. Opening ceremony was held along with Tamil New Year 2023 celebration. Please find below table for the payment details:

Particulars	Bill Date	Payable Amount	Paid	Pending
Casagrاند Miro Sign Board Charges Paid (ACP board, Frame LED Letters, LED Lights & Power Supply.)	10 th April 2023	58,979	58,979	0
	10 th May 2023	58,979	50,000	8,979
Total		1,17,959	1,08,979	8,979

It was unfortunate that, due to heavy wind on 16th May 2023 witnessed signboard got dislodged from fixed position and toppled in backward direction resulted in severe damage to the sign board. NBH being the trusted vendor for CGMOWA, NBH has taken the responsibility to restore the signboard to workable state at his own cost (Zero cost to CGMOWA) due to multiple negotiation performed by the core committee. Association in further discussion with NBH to have signboard restored in Miro Campus shortly.

16. Celebrations

The list of below events had been organized during the fiscal year; Association witnessed enthusiastic participation from Miro Residents which improved the harmony within the community.

1. Miro Day Celebration- 2022
2. New year Celebration- 2023
3. Pongal Celebration- 2023
4. Women's day celebration- 2023
5. Tamil New year celebration- 2023

17. Achievements of the Association during the period

- Through vigorous follow ups and strong implementation of processes, significant improvement was observed in collection of maintenance overdue from owners including the associated penalty.
- Association drastically reduced the defaulters count, where the current defaulters are only 2 as of September'2023.
- CGMOWA Garden was revamped to better state through continuous follow up made by association with VIPRAS team. Revamp was performed by Vipras at Zero additional cost.
- Multiple audits were performed on the status of STP/WTP working condition. As outcome of Audit, STP/WTP maintenance was removed from VIPRAS scope and contract was awarded to new vendor. Through multiple negotiations with VIPRAS, core committee managed to convince VIPRAS to bear full expense amounting to 5.45 Lakhs.

- Through constructive follow ups with Casagrand, 95% of the corpus fund amount has been recovered and work in progress to collect the balance amount.
- Through tender process, Vendor management committee reviewed the proposals provided by 8 vendors and awarded the contract to “VIPRAS” with reduced scope and ZERO percent increase in cost.
- Security system was scrutinized, and process were defined through multiple night checks. 70% of the securities were replaced and still working on ways for further improvements.
- Considerable investments are being made to eradicate noise/bad smell that is getting emanated while processing STP with extended support from EC members.
- Legal challenges related to NOC & maintenance charges are being addressed and managed effectively.
- Monthly I&E report are being published by the finance team and clarifications are being provided to EC members for all queries raised by the owners.
- Waste management: Core committee brought an end to the garbage disposal issues after negotiating with multiple vendors and ensured no stagnation of garbage happens in the society. Core committee has ensured that Garbage clearance on Daily basis (Except Sundays) by the Vendor.
- Strong follow up with our ward councilor to implement the Speed breaker on either side of entrance resulted in Speed breaker implementation on 01.08.2023 which ensures the safety of Miro residents.
- Pathway paver block rework completed.

18. Pending Task with Casagrand Builders Private Limited

Association to continue follow up with Casagrand on the below topics:

- Wall plastering issue:
- STP Issue:
- Terrace Issue:
- Pipeline correction work - J and G block
- Lift license and insurance
- Water stagnation in the walkway/Driveway

19. Financial Status

Balance Sheet as of March 31, 2023

<u>M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA)</u>							
<u>Balance Sheet as on March 31, 2023</u>							
							(Amount in Rs.)
Liabilities		Sch No.	As at March 31, 2023	As at March 31, 2022	Assets	Sch No.	As at March 31, 2023
Capital Fund				-	Fixed Assets	4	67,189
Corpus Fund	17,700,000						
Opening Balance	10,875,000			3,227,033	Investment in Fixed Deposits	5	17,408,487
Additions	5,750,000						
Closing Balance	16,625,000		16,625,000	-	Security Deposits with TNEB		318,720
Reserves & Surplus					Current Assets		
Opening Balance	812,074			8,477,997	Cash and Bank balances	6	457,448
Add: Excess of Expenditure over Income	(471,202)		340,873	772,746	Other Current Assets	7	922,940
Earmarked Funds							
Opening Balance	27,033						
Add: Current year	756,454		783,487				

Advances		1	175,500				
Current Liabilities and Provisions							
Current Liabilities		2	513,091				
Provisions		3	736,834				
Total Liabilities			19,174,784	12,477,776	Total Assets		19,174,784
For CASAGRAN MIRO OWNERS WELFARE ASSOCIATION					For SREEVIDHYA & ASSOCIATES		
					Chartered Accountants		
					FRN No : 024636S		
					Sreevidhya.R		
President	Secretary	Treasurer			Proprietor		
					M No. 229525		
Place: Chennai					UDIN - 23229525BHBIBF3818		
Date : 02-09-2023							

Scheduled to Balance Sheet as of March 31, 2023

<u>M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA)</u>		
<u>Schedules to Balance Sheet for the year ended March 31, 2023</u>		
Particulars	As at March 31, 2023	As at March 31, 2022
<u>Schedule – 1</u>		
<u>Advances</u>		
Rental Advance from Non-members	175,500	-
TOTAL	175,500	-
<u>Schedule – 2</u>		
<u>Current Liabilities</u>		
Sundry Creditors	479,063	732,669
Party Hall Charges Received in Advance	-	6,000
TDS Payable	34,028	-
TOTAL	513,091	738,669
<u>Schedule – 3</u>		
<u>Provisions</u>		
Provision for Audit Fees	27,000	25,000
Provision for Other Expenses	354,770	-
Provision for Income Tax	355,064	-
TOTAL	736,834	25,000
<u>Schedule – 5</u>		
<u>Fixed Deposits</u>		
Balance in Fixed Deposits	16,673,322	3,200,000
Interest Accrued and due	735,165	27,033
TOTAL	17,408,487	3,227,033
<u>Schedule – 6</u>		
<u>Cash and Bank Balances</u>		

Cash in Hand	-	12,296
Impress in Hand	-	73
Balance with IDBI Bank	-	141,164
Balance with Bank of Baroda	457,448	8,324,465
TOTAL	457,448	8,477,997
Schedule – 7		
Other Current Assets		
Dues from Members	293,066	677,049
Non-members Receivable	60,287	-
Prepaid Expenses	213,488	95,697
TDS Receivable	84,051	-
Advance Tax	272,048	-
TOTAL	922,940	772,746

M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA)

Schedules to Balance Sheet for the year ended March 31, 2023

Schedule – 4

Fixed Assets

Particulars	Rate	Opening 01.04.2022	Additions (> 182 days)	Additions (< 182 days)	Total	Depreciation	Closing 31.03.2023
CCTV camera	15%	-	4,345	24,696	29,041	2,504	26,537
Bluetooth speakers	15%	-		9,940	9,940	746	9,194
Fire TV stick	15%	-		4,999	4,999	375	4,624
Printer	40%	-	20,723		20,723	8,289	12,434
Tally software	40%	-		18,000	18,000	3,600	14,400
Total		-	25,068	57,635	82,703	15,514	67,189

Income and Expenditure Account for the year ended as of March 31, 2023

<u>M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA)</u>						
<u>Income and Expenditure Account for the year ended March 31, 2023</u>						
						(Amount in Rs.)
Expenditure	Sch No.	For the year ended March 31, 2023	For the period October 2021 to March 2022	Income	Sch No.	For the year ended March 31, 2023
Housekeeping Expenses		5,302,443		Income from Members:		
Common Area Electricity Expenses		4,532,800	384,000	Membership Fees	10	6,000
Water Expenses		43,795	5,565,646	Maintenance Charges Income	11	11,148,820
Waste Management Expenses		286,500				
Repair & Maintenance	8	1,641,029	62,600	Other Income from Members	12	495,406
Club House / Swimming Pool Expenses		227,960				
Admin Expenses	9	401,890		Income from Non-members:		
Cultural Expenses		184,773	30,549	Interest Income	13	843,016
Professional and Legal Expenses		87,500	6,000	Miscellaneous Income	14	901,278
Audit fees		30,000				
Depreciation	4	15,514				
Provision for Tax		355,064				

Excess of Income over Expenditure / (Expenditure over Income)		285,252				
Total		13,394,520	6,048,795	Total		13,394,520
Transfer of Accrued Interest on Fixed Deposits to Earmarked Funds		756,454	839,107	Income over Expenditure B/f		285,252
Transfer of Balance amount to Reserves & Surplus		(471,202)				
Total		285,252	839,107			285,252
For CASAGRAN MIRO OWNERS WELFARE ASSOCIATION				For SREEVIDHYA & ASSOCIATES		
				Chartered Accountants		
				FRN No : 024636S		
President	Secretary		Treasurer		Sreevidhya.R	
					Proprietor	
Place : Chennai					M No. 229525	
Date : 02-09-2023					UDIN - 23229525BHBIBF3818	

M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA)

Schedules to Income and Expenditure Account for the year ended March 31, 2023

Particulars	As at March 31, 2023	As at March 31, 2022
<u>Schedule – 8</u>		
<u>Repairs & Maintenance</u>		
STP & WTP Maintenance	589,679	-
Lift Maintenance	401,392	15,754
DG Set Maintenance	102,509	20,562
DG Diesel Expenses	317,872	173,188
Electrical Maintenance	56,811	11,790
Repairs & Maintenance	51,610	111,063
Garden Maintenance	20,544	200
AC Maintenance	65,569	-
CCTV Maintenance	2,035	-
Computer Maintenance	3,700	-
Gym Maintenance	4,516	-
Playground Maintenance	5,488	-
Pest Control Service Charges	19,304	16,000
TOTAL	1,641,029	348,557
<u>Schedule – 9</u>		
<u>Admin Expenses</u>		
Salary	158,444	-
Printing & Stationary	32,316	20,945
Conveyance Charges	25,321	1,500
Meals & Refreshments	-	4,219
Bank Charges	509	620

Meeting Expenses	30,796	805
Office Maintenance	103,538	9,980
Site Maintenance Charges	-	3,700
Staff Welfare Expenses	-	1,325
Miscellaneous Expenses	50,966	11,390
TOTAL	401,890	54,484
Schedule – 10		
Membership Fees		
Total Membership Fees collected from Members	6,000	355,000
Add: Membership Fees yet to be collected from Members	-	29,000
TOTAL	6,000	384,000
Schedule – 11		
Maintenance Charges Income		
Total Maintenance Charges collected from Members	10,860,754	4,917,597
Add: Maintenance Charges yet to be collected from Members	315,701	731,540
Less: Maintenance Charges received in Advance	(27,635)	(83,491)
TOTAL	11,148,820	5,565,646
Schedule – 12		
Other Income from Members		
Nominal Membership Fees	24,000	7,800
Party Hall Income	136,666	48,000
AV Room Booking Income	20,166	6,500

Penalty Income	308,600	-
Access Card Charges	5,100	300
Miscellaneous Income	874	-
TOTAL	495,406	62,600
<u>Schedule – 13</u>		
<u>Interest Income</u>		
Savings Account Interest	2,511	3,516
Fixed Deposits Interest	840,505	27,033
TOTAL	843,016	30,549
<u>Schedule – 14</u>		
<u>Miscellaneous Income</u>		
Stall Income	294,320	6,000
Rental Income	493,458	-
Advertisement Income	2,200	-
Other Income from Non-Members	111,300	-
TOTAL	901,278	6,000

Let us move forward with a united approach and run the association with utmost satisfaction of all the residents in the Casagrand Miro Complex.

Thank you all,

Sd...

ABDUL KALAM

(President)

For and on behalf of Management Committee

CGMOWA

Date: - 16-08-2023