



ANNUAL REPORT

2023 – 2024

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,

This annual report highlights the Association's operations, achievements, financial updates, significant developments, and accomplishments of the Miro Owners Welfare Association during the fiscal year spanning from August 16, 2023, to September 8, 2024. This document is intended to provide a comprehensive overview of the association's operations to all residents of the Miro community.

1. CGMOWA - Core Committee Member Details

Management Committee Members (MC):

| S.No | Flat No | Name | Position | DOJ | Status (Active / Inactive) |
|------|---------|---------------------------|-----------------|------------|----------------------------|
| 1 | G403 | Mr. Abdul Kalam K (AK) | President | 11-09-2022 | Active |
| 2 | H407 | Mr. Sivaprakash R | Vice-President | 11-09-2022 | Active |
| 3 | A403 | Mr. Pratheep Antony Raj A | Secretary | 11-09-2022 | Active |
| 4 | E408 | Mr. Muthukumaran S | Treasurer | 11-09-2022 | Active |
| 5 | G103 | Mr. Suresh Kumar G | Joint Secretary | 11-09-2022 | Resigned |

Executive Committee Members (EC) :

We would like to extend our sincere thanks to the Executive Committee members from each Block for their invaluable contributions to the decision-making process for all initiatives undertaken for the welfare of our society. Their dedication, expertise, and commitment have been instrumental in shaping our community into a vibrant and thriving place to live.

Thank you to all the members who have generously given their time and energy to serve our community. Your efforts are greatly appreciated.

| S.No | Flat No | Name | Position | DOJ | Status (Active / Inactive) |
|------|---------|----------------------------|----------------------------|------------|----------------------------|
| 1 | A407 | Mr.Sakthivel S | Executive Committee Member | 11-09-2022 | Active |
| 2 | B202 | Mr. James Asir Stephan J | Executive Committee Member | 11-09-2022 | Active |
| 3 | C105 | Ms. Sharmila Banu | Executive Committee Member | 11-09-2022 | Active |
| 4 | C203 | Mr. Pradeep Sabastian A | Executive Committee Member | 15-10-2022 | Active |
| 5 | C207 | Ms. Sudha Abiramasundari | Executive Committee Member | 11-09-2022 | Active |
| 6 | D206 | Mr. Suresh Kumar M | Executive Committee Member | 11-09-2022 | Active |
| 7 | E108 | Mr. Rajkumar Arumugam | Executive Committee Member | 11-09-2022 | Active |
| 8 | E303 | Mr. Yuvarajan B | Executive Committee Member | 11-09-2022 | Active |
| 9 | F201 | Mr. Ramakrishnan A | Executive Committee Member | 15-10-2022 | Active |
| 10 | F305 | Mr. Ranjay Kumar Choubey | Executive Committee Member | 11-09-2022 | Active |
| 11 | F308 | Mr. Saravanan S | Executive Committee Member | 11-09-2022 | Active |
| 12 | G310 | Mr. Venkataramani R | Executive Committee Member | 11-09-2022 | Active |
| 13 | G402 | Mr. Manikandan Damodaran | Executive Committee Member | 11-09-2022 | Active |
| 14 | H205 | Mr. Ganapathy Manikandan K | Executive Committee Member | 11-09-2022 | Active |
| 15 | H305 | Mr. Hariharan M | Executive Committee Member | 11-09-2022 | Active |
| 16 | J108 | Mr. Gopikrishnan G | Executive Committee Member | 14-07-2023 | Active |
| 17 | J203 | Mr. Gopi Anand K P | Executive Committee Member | 11-09-2022 | Active |
| 18 | J306 | Mr. Vasanth Kumar R | Executive Committee Member | 11-09-2022 | Active |

| | | | | | |
|----|------|-----------------------|----------------------------|------------|----------|
| 19 | K208 | Mr. Baskaran J | Executive Committee Member | 12-08-2023 | Active |
| 20 | K214 | Mr. Karthikeyan J | Executive Committee Member | 12-08-2023 | Active |
| 21 | K310 | Mr. Jaya Sivasankar G | Executive Committee Member | 11-09-2022 | Active |
| 22 | C308 | Mr. Ansker Fernando | Executive Committee Member | 08-04-2023 | Resigned |

2. Diverse committee representatives:

The Association has formed various committees to address the diverse needs of our residents and ensure a thriving community. These dedicated Core committee members have generously given their time and expertise to work on various initiatives, in addition to their personal and official responsibilities.

We would like to extend our sincere thanks to all the Core committee members who have served on these committees. Their hard work and dedication have made a significant contribution to our community's well-being.

- **Finance Committee:** Mr. Muthu Kumaran, Mr. Pradeep Sabastian
- **IFM Committee:** Mr. Pratheep Antony Raj, Mr. Pradeep Sabastian A, Mr. Jayasivasankar, Mr. Ganapathy Manikandan, Mr. Saravanan S
- **Traffic 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 Antony Raj, Mr. S. Muthukumaran, Mr. Pradeep Sabastian, Ms. Sudha Abiramasundari
- **Event Management Committee:** Mr. Abdul Kalam, Mr. Sivaprakash, Mr. Pratheep Antony Raj, Mr. S. Muthukumaran, Mr. Jayasivasankar, Mr. Pradeep Sabastian, Ms. Sudha Abiramasundari, Mr. James Asir Stephan J, Ms. Sharmila Banu
- **Gardening Committee:** Mr. Manikandan D, Mr. M. Suresh Kumar, Mr. Vasanth Kumar, Mr. M. Sakthivel S
- **Vendor Finalization Committee:** Mr. Manikandan D, Mr. Pradeep Sabastian, Mr. Jayasivasankar, Mr. Venkataramani R, Mr. Sakthivel S, Ms. Sudha Abiramasundari

3. Society Registration:

The Association successfully renewed its society registration under SL No. SRG/Chennai South/452/2021 on 10th January 2024 (Receipt No: 484/2024).

We extend our appreciation to the Executive Committee member **Mr. Ramakrishnan A(F201)** for his diligent efforts in coordinating and completing the renewal process within the stipulated timeframe.

4. Maintenance Charges:

IFM Vendor Selection Process and Implementation:

Recognizing the impending expiration of our IFM contract with Vipras Facility in January 2024, the Vendor management Committee formed by Core committee initiated a tender process in November 2023. Vendor management committee evaluated the bids submitted by six different vendors.

To ensure a comprehensive service offering, the selection process focused on key areas including housekeeping, Technical services (MST), STP & WTP Operations, swimming pool maintenance, security, and gardening. Three top bidders were shortlisted for further negotiations based on their initial proposals.

- L1: Unicare Facility Management
- L2: Primastir Facility Management
- L3: Team Delta facility management

As outcome of the tender process, Unicare Facility Management emerged as the successful bidder. Unicare was awarded contract for two-year period (February 1, 2024, to January 31, 2026) at a monthly rate of ₹ **5,74,657** (inclusive of 18% GST). The vendor management Committee ensured that the negotiated rates align with the budget approved at the Annual General Meeting (AGM).

Change in IFM Vendor

Due to performance related issues and significant inefficiencies observed in the operations, Association terminated the contract with Unicare Facility Management in February 2024. Association with effective negotiation successfully recovered man power costs amounting to ₹ 1,33,373 from Unicare Facility Management. To ensure uninterrupted services, Primastir Agencies (L2 vendor) was appointed as the new IFM provider effective March 2024.

The Management Committee remains committed to providing quality facilities and services to all residents.

Significant Reduction in Monthly Maintenance Charges

As part of our ongoing efforts to enhance cost optimization and improve services, we have successfully implemented the following strategies that have led to a substantial reduction in our maintenance cost.

Achievement 1: IFM Cost Optimization

As a first step, we implemented cost-cutting measures by carefully selecting the new Integrated Facility Management (IFM) vendor through a tender process in March 2024. As a result of this initiative, CGMOWA was successful in achieving a maintenance cost reduction of ₹ 200 per Flat which got implemented starting March 2024. This marked the first step towards our commitment to optimize our maintenance costs.

Achievement 2: Electricity charges Optimization

Building upon this success, we initiated efforts to optimize energy charges, identifying substantial opportunities for cost reduction. The CGMOWA subsequently made multiple representations to TNEB, proposing the conversion of our electricity connections from the commercial tariff to the domestic tariff. Despite initial resistance from TNEB, the team ultimately persuaded the officials to approve the conversion through extensive discussions and data submissions.

As promised during the last Special General Body Meeting (SGM), We are now extremely happy to confirm that we have now successfully converted the electricity Tariff of our clubhouse, WTP, and STP from commercial tariff to domestic Tariff. This change in tariff plan has resulted in an additional monthly saving of **₹ 1.3 lakhs** which roughly translates to a reduction in maintenance amount ranging from **₹ 253** to **₹ 441** per flat, depending on the size of the flat.

The changes to the electricity tariff and rates took effect starting the July 2024 TNEB Billing cycle. As a result, the new reduced charges appeared on our July electricity bill which was received on 9th of August 2024. By that time, we had already collected the maintenance charges for both July'24 and Aug'24 months and therefore cost reduction did not reflect on your July and August maintenance bills. However, please be assured that the applicable Maintenance cost reduction for the last 2 months will be proportionately adjusted in your September Maintenance invoice. Subsequent invoices will also be based on the reduced Tariff.

It may also be noted that during the SGM, we forecasted the estimated cost for Implementation of these tariff changes was approx. **₹ 3 lakhs** however we were able to successfully complete the implementation at a reduced cost of **₹ 1,26,596**.

In order to Optimize the cost even better, an application has been submitted to TNEB for load reduction from 147 KW to 75 KW which is expected to be completed by Sep 2024. Once TNEB reduces the Load to 75 KW we will save an additional **₹ 8000** every month.

As a cascading effect, we would also like to inform you that EB charges reduction through this initiative will also bring a refund of the security deposit from TNEB for which a request letter will be submitted by CGMOWA to TNEB very soon.

Achievement 3: Additional Revenue Generation

Our commitment to financial prudence extends beyond cost-cutting. As discussed and approved in our recent Special General Body Meeting (SGM), for further maintenance cost reduction, we have introduced new initiatives such as the introduction of a coffee & Chat shop inside Miro premises and negotiating a Rental increase with the new Digital screen vendor. As a result of these additional revenues, the monthly maintenance charges will further reduce starting from September 2024 and onwards.

Overall Impact

With all the above-mentioned efforts & implementations, we are delighted to announce that we have managed to reduce our monthly maintenance charges by an average of 15% to 20% from March to September 2024. This translates to savings of approximately ₹ 507 to ₹ 686 per flat, depending on its sq. ft. size.

We anticipate a further reduction in our monthly maintenance costs by around ₹ 100 per flat in the near future by implementing planned initiatives like establishing a supermarket at increased rental charges (By a Valid tender process), and establishing an ATM, salon and tuition Centre within our community.

This significant achievement is a testament to our association's dedication to serving the best interests of our community.

We firmly believe that this substantial reduction will provide significant relief to all residents. We appreciate your continued support and cooperation.

ADONMO Rental recovery update

As all of you may be aware, ADONMO was paying a lesser rental amount than what was agreed for more than a year, citing Non achievement of revenue out of screens installed in MIRO. However, CGMOWA was in constant discussion with the vendor ADONMO, insisting them to pay the rental charges as per the agreed terms.

We are now extremely glad to inform you that CGMOWA has now successfully managed to recover the pending rental dues from ADONMO as per the agreed terms. It may be noted here that, for the period of 6 months between Jan 2023 to June 2023 ,following the request from ADONMO Citing Financial crisis, it was mutually agreed between CGMOWA and ADONMO to proceed with 50% rental reduction due to insufficient revenue generation out of the screens installed in MIRO ,

It may be noted that CGMOWA has now recovered ₹ 1,54,480 from ADONMO. Since ADONMO did not wish to continue, as they were not in a position to pay the agreed rental charges any more, CGMOWA & ADONMO mutually agreed to proceed with the contract closure. However, in order to secure & ensure the revenue flow without any disruption, CGMOWA, within a short period, has identified an alternate Vendor -CG iTrust that will now render the same services at an increased rental charges. This contract with the new vendor CG-iTrust will be effective tentatively from 31st Aug 2024.

5. Supermarket Tender Process Outcome

Tender Process and Award:

A tender process was initiated to select the vendor for running the supermarket within the CGMIRO complex following the expiration of Sri Sabarivasan General store Contract on August 3rd, 2024. Three vendors participated in the tender process and submitted their bids as mentioned below

| Sl.No | Bidder Name | Rental amount quoted |
|-------|-------------------------------|----------------------|
| 1 | Saran Supermarket | ₹ 38000 |
| 2 | Daily Fresh | ₹ 35500 |
| 3 | Sri Sabarivasan General store | ₹ 30300 |

- After a thorough evaluation of the bids and subsequent discussions with the highest bidder, the Vendor Committee recommended Saran Supermarket to the Management Committee to award the contract.
- The Management Committee approved this recommendation, awarding the contract to Saran Supermarket with a monthly rental of **₹ 38,000** and a performance security deposit of **₹ 190,000**.
- A Letter of Acceptance was issued to Saran Supermarket on July 28th, 2024. Subsequently, the current vendor M/s Sabarivasan General Stores was requested to vacate the premises & hand over the keys on 10th August, 2024.

Eviction and Legal Challenge:

Sri Sabarivasan General Stores, the previous supermarket operator, was requested to vacate the premises on August 10th, 2024. Despite initial agreement, Sri Sabarivasan General Stores refused to comply and have filed a legal challenge seeking an injunction to prevent their eviction.

6. Legal Update:

Maintenance Cost-Related Lawsuits:

In continuation to the legal updates provided in 2022 – 2023 Annual report, in subsequent hearing, Out of the three active cases, one has been withdrawn by the plaintiff. (Mr. Ashok Pushpakaran of K406)

Two Active Case details:

Case Numbers

OS.No: 186 of 2022 – Mr.Lakshminarayanan VS Casagrand Miro Owner Association,

OS.No:187 of 2022 – Mr. Pradeep Raju VS Casagrand Miro Owner Association,

Updates:

Due to the delay in the case proceedings from Association Advocate in submitting the required documents, Case was mentioned as Ex-Partie on March 2024. Following which, Association Advocate filed the set aside applications for the active cases on 31st July 2024 hearing.

During the recent hearing on 19th August 2024, both counsels were present. The counsel for the respondent / plaintiff endorsed no objection no counter hence set aside applications and condone delay for filling return statement applications all the IA's are allowed. The case has been adjourned to September 13, 2024.

Advocate Fee

The Association has paid till now ₹ 1,44,000/- to the Advocate for handling this case

Super Market - Related Lawsuits:

Tender Evaluation and Award:

In accordance with our previous communication regarding the supermarket tender evaluation and award process, dated August 3, 2024, we wish to inform you that M/s Saran Supermarket, designated as Vendor H1, was selected to operate the supermarket within CG MIRO and was issued a Letter of Acceptance on July 28, 2024.

Eviction:

As a result, the current vendor, Sri Sabarivasan General Stores was requested to vacate the premises and hand over the keys to CGMOWA by August 10th, 2024.

Legal Dispute:

Although Sri Sabarivasan General Stores initially agreed to the eviction date, they subsequently changed their stance and filed a legal case with the Chennai High Court. This case sought an injunction to prevent their eviction. Legal notice (OA.No.544 of 2024) from Sri Sabarivasan General stores was issued to CGMOWA association dated 7th August 2024.

Update:

CGMOWA appointed Advocate to appear for legal suit filed. Next hearing is scheduled for 28th August 2024

Advocate Fee

The association has paid ₹ 55,000/- to the advocate for handling this case.

7. Outstanding Deficit Recovery Achieved Through Dedicated Committee Efforts

The Core Committee, consisting of the management and executive committee, has exceeded expectations in recovering deficits from defaulters. Core Committee members **Mr. Muthukumaran S (E408)** & **Mr. Manikandan D (G402)** made extraordinary efforts to ensure that owners paid their maintenance fees along with any associated penalties. Thanks to the team's dedicated efforts, the Association has recovered **₹ 7, 27,987** from defaulters.

We also take pride in letting you know that, as on date there are no defaulters which is one of the Greatest achievement by Association.

8. 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 Flats | Corpus Fund | Collected Period |
|---------------------|-------------|--------------|-----------------|------------------|
| 053632 | 29.10.2021 | 20 | 1000000 | 2021 to 2022 |
| 053633 | 29.10.2021 | 20 | 1000000 | 2021 to 2022 |
| 053634 | 29.10.2021 | 24 | 1200000 | 2021 to 2022 |
| 054406 | 28.02.2022 | 52 | 2475000 | 2021 to 2022 |
| 054407 | 09.03.2022 | 54 | 2600000 | 2021 to 2022 |
| 054408 | 17.03.2022 | 56 | 2600000 | 2021 to 2022 |
| 054413 | 12.04.2022 | 66 | 2600000 | 2022 to 2023 |
| 054414 | 21.04.2022 | 60 | 2725000 | 2022 to 2023 |
| 003272 | 30.09.2022 | 9 | 425000 | 2022 to 2023 |
| 005617 | 15.07.2024 | 18 | 850000 | 2023 to 2024 |
| Received | | 379 | 17475000 | |
| Pending | | 5 | 225000 | |
| Total Corpus | | 384 | 17700000 | |

9. Fixed Deposit Details

| FD A/c | Interest Rate | Deposit Amount | Opened Date | Matured date | Approx Matured Amount | Deposit Period |
|----------------|---------------|-----------------|-------------|--------------|-----------------------|----------------|
| 38630300006598 | 7.25% | 1076396 | 31.08.2023 | 03.10.2024 | 1163939 | 399 Days |
| 38630300006599 | 7.25% | 1287105 | 31.08.2023 | 03.10.2024 | 1391785 | 399 Days |
| 38630300006600 | 7.25% | 2776297 | 31.08.2023 | 03.10.2024 | 3002092 | 399 Days |
| 38630300006601 | 7.25% | 2776237 | 31.08.2023 | 03.10.2024 | 3002092 | 399 Days |
| 38630300006602 | 7.25% | 2642820 | 31.08.2023 | 03.10.2024 | 2857759 | 399 Days |
| 38630300006603 | 7.25% | 2900128 | 31.08.2023 | 03.10.2024 | 3135994 | 399 Days |
| 38630300006604 | 7.25% | 2767093 | 31.08.2023 | 03.10.2024 | 2992139 | 399 Days |
| 38630300006605 | 7.25% | 440212 | 31.08.2023 | 03.10.2024 | 476098 | 399 Days |
| 38630300007201 | 7.25% | 1141427 | 15.07.2024 | 18.08.2025 | 1234740 | 399 Days |
| 38630300007249 | 7.25% | 850000 | 01.08.2024 | 04.09.2025 | 919489 | 399 Days |
| | | 18657715 | | | 20176127 | |

10. STP / WTP Maintenance Improvements

We are pleased to highlight a notable achievement in the maintenance and enhancement of our Sewage Treatment Plant (STP) and Water Treatment Plant (WTP) over the past year. Under the diligent leadership and expertise of our executive committee members, **Mr. Pradeep Sabastian A (C203) & Mr. Jaya Siva Sankar G (K310)** with the collaborative efforts of our vendor partners, we have successfully implemented a series of improvement actions that have significantly elevated the operational efficiency and environmental comfort of our facilities.

Key Improvements:

a. Reduction in Foul Odors:

Through targeted interventions and process optimizations, we have successfully minimized unpleasant odors emanating from the STP. This enhancement has markedly improved the overall ambiance and quality of life for all residents.

b. Mitigation of Vibrations:

A comprehensive assessment and subsequent modification of the STP equipment have led to a substantial decrease in vibrations. This adjustment has not only enhanced the operational stability of the STP but also contributed to a quieter living environment.

c. Noise Reduction:

By addressing the root causes of excessive noise and implementing effective noise control measures, we have achieved a significant reduction in operational noise levels. This improvement has played a crucial role in reducing disturbance and ensuring a more serene atmosphere within the community.

These accomplishments reflect our ongoing commitment to maintaining and enhancing the quality of our residential environment. Their expertise and proactive approach have been instrumental in achieving these significant improvements.

11. Nurturing Young Talent

Recognizing the importance of holistic development, the association has taken significant strides to offer a diverse range of extracurricular activities for our young residents, the Miro Kids. Beyond academics, these programs aim to identify and nurture hidden talents within our community.

This year, we provided platforms for our children to explore their passions through:

- **Abacus:** Enhancing mental arithmetic and cognitive skills.
- **Basketball Training:** Fostering teamwork, discipline, and physical fitness.
- **Classical Dance:** Cultivating grace, posture, and cultural heritage.
- **Karate:** Building self-defense skills and character development.
- **Zumba:** Promoting fitness and fun through energetic dance workouts.
- **Western Dance:** Encouraging creativity, expression, and confidence.

These initiatives have not only provided our children with enjoyable outlets but have also contributed to their overall growth and development.

12. Revenue Generation

Beyond collecting regular maintenance charges, the Association has proactively explored additional income streams. Through diligent efforts, we generated a commendable revenue of ₹ 11,17,652/- between September 2023 and August 2024. These funds were accrued from various sources including:

- **Commercial Activities:** Supermarket, Adonmo Screens, CG Lift SAF, ACT rental, car wash services, laundry and ironing services.
- **Lifestyle Amenities:** Dance, karate, basketball, and abacus classes.
- Revenue generation by Effective utilization of advertisements slots in Digital Screens which also provided opportunity for residents to celebrate their happy moments.

These supplementary earnings have been instrumental in offsetting a portion of the association's maintenance costs, thereby contributing to a reduction in overall maintenance charges for residents.

13. Transforming Our Community: Traffic Management Overhaul

The Traffic Committee has significantly improved parking management within the community through the effective implementation of policies and procedures. By imposing fines for parking violations, the committee has drastically reduced instances of incorrect parking and encroachments. Additionally, the committee has successfully designated parking zones and streamlined the visitor management process.

The Traffic Committee's Key Achievements:

- Substantial reduction in parking violations through streamlined rules.
- Installation of boom barriers and distribution of RFID tags to residents.
- Installation of speed limit signage.
- Installation of speed breakers to regulate the speed of the vehicle inside the campus.
- Designating a dedicated visitor parking area opposite Block H.
- Creating designated entry and exit pathways in Block J.

14. Revitalization of Our Apartment Garden and Podium

Our association team has made significant improvements to our apartment's garden and podium area. As part of this initiative, we have planted a variety of new plants to create a lush and vibrant green environment. Regular maintenance, including the application of essential chemicals and urea, is being carried out to ensure the health and growth of our flora.

We believe that this transformation will significantly enhance the quality of life for all residents and provide a refreshing and inviting outdoor space for relaxation and recreation.

We extend our sincere thanks to **Mr. Manikandan D (G402)**, **Mr. Suresh Kumar M (D206)**, **Mr. Vasanth Kumar R (J306)** and **Mr. M. Sakthivel (A407)** for their exceptional contributions to the gardening revitalization efforts.

15. Indoor Games Utilities Update

The association has invested in enhancing our indoor game facilities to ensure they remain accessible and well-maintained. To enhance your recreational experience, the Association has purchased the following necessary items/equipments:

- **Foosball Table:** New balls have been added to the table.
- **Carrom Board:** A fresh set of coins have been provided.
- **Chess Board:** New chess pieces have been purchased for game play.
- **Air Hockey:** A new Strikers-hand-held disc and puck set have been purchased.
- **Snooker:** A new cue stick has been added to the table.
- **Table Tennis:** A new bat and ball have been provided.
- **Pallanguzhi:** New cowrie shells(Soli) have been purchased for the game.

We extend our Sincere Thanks to **Mr. Pradeep Sabastian A (C203)** for his outstanding contributions. We are committed to maintaining these amenities to ensure they remain in excellent condition and are accessible to all residents. Enjoy the improved facilities and happy gaming!

16. Strengthening Our Community: A Security Update

Over the past year, we have implemented several initiatives to enhance the safety and well-being of all residents. Your safety and well-being remain our top priority, and we are committed to providing a secure environment for all.

Key Achievements

- Tightened Security Measures
- Enhanced Visitor Management

- Strict Roll Call Procedures
- Maintaining Full Attendance
- Increased Night Patrols

We would like to extend our sincere thanks to **Mr. Pratheep Antony Raj A (A403) & Mr. Ganapathy Manikandan K (H205)** for their exceptional efforts in spearheading our security initiatives. Their dedication and commitment to our safety have been instrumental in maintaining a secure and harmonious living environment. We remain committed to providing a safe and secure community for all residents.

17. TNEB Tariff and Load Optimization

The Association has taken significant steps to optimize electricity charges and ensure efficient power usage within the community.

Tariff Revision:

Effective 8th July 2024, the electricity tariff for the Clubhouse, Sewage Treatment Plant (STP), and Water Treatment Plant (WTP) has been successfully changed from the commercial tariff (LM51) to the common domestic supply (LA1D). This change has resulted in substantial cost savings for the Association.

Load Reduction:

As further cost optimization, application has been submitted to TNEB for load reduction from 147 KW to 75 KW which is expected to complete by Sep 2024.

New Commercial Connection:

To accommodate the electrical requirements of the Supermarket and other commercial activities, the Association has obtained a new commercial electricity connection with a load of 25 KW. The total expenditure incurred for this connection is **Rs 1,26,596**.

These initiatives demonstrate the Association's commitment to financial prudence and efficient resource management, benefiting all residents. We would like to extend our sincere thanks to **Mr. Abdul Kalam K (AK) (G403)**, **Mr. Sivaprakash R (H407)** & **Mr. Pradeep Sabastian A (C203)** for their continuous and exceptional efforts in TNEB Cost optimization initiatives.

18. Fostering Community through Vibrant Celebrations

The past fiscal year witnessed a renewed focus on building a stronger, more cohesive community within Miro. The Association successfully organized a series of events that brought residents together, fostering a sense of belonging and camaraderie.

The overwhelming participation from residents in these events has significantly enriched the overall harmony within Miro. We believe that such initiatives are instrumental in building a strong and supportive community.

The events that followed greatly strengthened the feeling of unity and formed unforgettable memories.

- 1. Miro Day Celebration –2024:** This event set the tone for a vibrant year, featuring various activities and social gatherings that highlighted our community's spirit and unity.
- 2. New Year Celebration – 2023 & 2024:** The New Year was welcomed with enthusiasm as residents came together to celebrate with festive activities, marking the beginning of a promising year ahead.
- 3. Pongal Celebration - 2023:** The Pongal festival was celebrated with cultural flair, bringing our residents together to enjoy traditional food, music, and dance, fostering a deeper connection to our shared heritage.

4. Women's Day Celebration - 2023: This event honored the women of our community, featuring programs and discussions that celebrated their contributions and achievements, reinforcing our commitment to inclusivity and recognition.

5. Tamil New Year Celebration - 2023: The Tamil New Year was marked with vibrant festivities, providing an opportunity for residents to engage in traditional practices and celebrate our cultural diversity.

The New Year and Miro Day celebrations were entirely organized and funded by CG Ittrust. The Association did not incur any expenses for these events.

We extend our sincere thanks to **Mr. Muthukumaran S (E408), Mr. Jayasivasankar G (K310), Mr. Pradeep Sabastian A (C203) & Ms. Sudha Abiramasundari (C207)** for their exceptional contributions to make the events more successful.

19. Key Achievements of the Association during the period

The Association is proud to present a year marked by significant achievements and a steadfast commitment to enhancing the quality of life for our esteemed residents.

1. Financial Management and Cost Reduction

a) Improved Debt Collection:

Diligent follow-up and robust processes have led to a substantial increase in the collection of overdue maintenance charges, including penalties. We also take pride in letting you know that as on date there are no defaulters which is one of the Greatest achievement by Association . This demonstrates the community's commitment to responsible financial stewardship.

b) Corpus Fund Recovery:

Through persistent engagement with Casagrand, we have successfully recovered 98.7% (₹ 1,74,75,000) of the corpus fund and are actively pursuing the balance (₹ 2,25,000) .

c) Financial Transparency:

The finance team has consistently published detailed Income & Expenditure and CGMOWA Financial Status reports, ensuring complete transparency and addressing all resident queries.

2. Maintenance cost reduction Initiatives:

a) Cost Savings in IFM Management

The Association has successfully implemented cost-saving measures resulting in a significant reduction in monthly maintenance charges. Through effective negotiations, we have restructured the Integrated Facility Management (IFM) contract by dividing services into three distinct cost centers: security, housekeeping, and technical services. This strategic approach has enabled us to avail applicable exemptions to Primastir agency's sister concerns, leading to a **monthly savings of approximately ₹ 88,000** in IFM payments. Vendor consolidation has contributed to a reduction of ₹ 200 per unit in monthly maintenance costs, effective from March 2024.

b) Reduction in Electricity Charges

The Association's persistent efforts in coordinating with TNEB have yielded positive results. By successfully changing the electricity tariff from Commercial to Common Domestic supply, we have achieved a substantial reduction in electricity charges amounting to **₹ 1.3 lakhs**. This tariff change has also led to a decrease in maintenance costs ranging from **₹ 253 to ₹ 441** per flat, depending on the flat size. These reductions have been made effective from July 2024.

c) Revenue Generation

For further maintenance costs reduction , we have introduced new initiatives such as coffee & Chat shop and Rental increase in Digital screens , As a result, monthly maintenance charges will be further reduced by approximately ₹ 80 per flat from September 2024 onwards.

Overall Impact

We are delighted to announce that through these combined efforts, we have managed to reduce our monthly maintenance expenses by an average of 15% to 20% from March to September 2024. This translates to savings of approximately ₹ 507 to 686 per flat, depending on its sqft size. This significant achievement is a testament to our association's dedication to serving the best interests of our community.

We believe this substantial reduction will provide significant relief to all residents. We appreciate your continued support and cooperation, Thank you for your continued trust and support.

d. New Ventures:

We anticipate further reduction of our monthly maintenance costs by around ₹ 100 per flat in the near future. This will be achieved by implementing planned initiatives like establishing supermarket at increased rental charges(By a Valid tender process), ATM, salon and tuition center within our community.

4. Community Building and Enhanced Amenities

a) Community Engagement:

A series of engaging events has been successfully organized to foster a strong sense of community among residents.

b) Improved Amenities:

The association has undertaken significant enhancements to the apartment's garden and podium area, creating a more pleasant and inviting environment for all.

These achievements reflect the Association's unwavering commitment to the well-being of our community. We are confident that these initiatives will continue to positively impact the lives of all residents.

20. Open Issues and Updates

We're committed to ensure the well-being of our community and addressing below mentioned open issues/ Topics .
Our association has been diligently following up on the following matters

Open Issues with Casagrand:

- Wall plastering issue
- STP Issue
- Terrace Issue
- Lift license and insurance
- Water stagnation in the walkway/Driveway

Open Topics in Pipeline - General:

- IIT Cube Building Assessment- Awaiting a response from IIT Cube to take it forward
- Mobile Tower Installation- Request letter submitted to CG and assessment completed by Vendor and awaiting for further response from Vendor.

The Association will continue to provide regular updates as progress is made.

21. Financial Status

| M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA) | | | | | | | | |
|---|---|----------|------------|----------------------------|----------------------------|---|------------|----------------------------|
| Balance Sheet as on March 31, 2024 | | | | | | | | |
| As at March 31, 2023 | Liabilities | | Sch No. | As at March 31, 2024 | As at March 31, 2023 | Assets | Sch No. | As at March 31, 2024 |
| | Capital Fund | | | | 67189 | Fixed Assets | 4 | 195878 |
| 17700000 | Corpus Fund | 17700000 | | | | | | |
| | Opening Balance | 16625000 | | | 17408487 | Investment in Fixed Deposits | 5 | 18435752 |
| | Additions | 0 | | | | | | |
| 16625000 | Closing Balance | 16625000 | | 16625000 | 318720 | Security Deposits with TNEB | | 586140 |
| | Reserves & Surplus | | | | | Current Assets | | |
| | Opening Balance | 340872.5 | | | 457448 | Cash and Bank balances | 6 | 1436531.38 |
| 340872.5 | Add: Excess of Expenditure over Income | 329237 | | 670109.5 | 922940 | Other Current Assets | 7 | 612141 |
| | | | | | | | | |
| | Earmarked Funds | | | | | | | |
| | Opening Balance | 783486.5 | | | | | | |
| 783486.5 | Add : Current year | 1027265 | | 1810751.5 | | | | |
| | | | | | | | | |
| 175500 | Advances | | 1 | 175500 | | | | |
| 0 | Security Deposits collected from Members | | | 585984 | | | | |
| | | | | | | | | |
| | Current Liabilities and Provisions | | | | | | | |

| | | | | | | | | |
|--|--------------------------|-----------|---|-----------------|-----------------|-----------------------------|--|-----------------|
| 513091 | Current Liabilities | | 2 | 679557.87 | | | | |
| 736834 | Provisions | | 3 | 719538.08 | | | | |
| | | | | | | | | |
| 19174784 | Total Liabilities | | | 21266442 | 19174784 | Total Assets | | 21266442 |
| 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 : 13-08-2024 | | | | | | UDIN - 24229525BKSQJD4122 | | |

| M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA) | | |
|--|----------------------|----------------------|
| Schedules to Balance Sheet for the year ended March 31, 2024 | | |
| Particulars | As at March 31, 2024 | As at March 31, 2023 |
| Schedule - 1 | | |
| Advances | | |
| Rental Advance from Non-members | 175500 | 175500 |
| TOTAL | 175500 | 175500 |
| Schedule - 2 | | |
| Current Liabilities | | |
| Sundry Creditors | 624449.87 | 479063 |
| Party Hall Charges Received in Advance | 0 | 0 |
| TDS Payable | 28578 | 34028 |

| | | |
|-------------------------------|-------------------|-----------------|
| Other Payables | 26530 | 0 |
| TOTAL | 679557.87 | 513091 |
| Schedule - 3 | | |
| Provisions | | |
| Provision for Audit Fees | 27000 | 27000 |
| Provision for Other Expenses | 481583.08 | 354770 |
| Provision for Income Tax | 210955 | 355064 |
| TOTAL | 719538.08 | 736834 |
| Schedule - 5 | | |
| Fixed Deposits | | |
| Balance in Fixed Deposits | 17789418 | 16673322 |
| Interest Accrued and due | 646334 | 735165 |
| TOTAL | 18435752 | 17408487 |
| Schedule - 6 | | |
| Cash and Bank Balances | | |
| Imprest in Hand | 0 | 0 |
| Balance with Bank of Baroda | 1436531.38 | 457448 |
| TOTAL | 1436531.38 | 457448 |
| Schedule - 7 | | |
| Other Current Assets | | |
| Dues from Members | 144030 | 293066 |
| Non-members Receivable | 70702 | 60287 |
| Prepaid Expenses | 201969 | 213488 |
| TDS Receivable | 114140 | 84051 |
| Advance Tax | 81300 | 272048 |
| TOTAL | 612141 | 922940 |

| M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA) | | | | | | | |
|---|-------------|---------------------------------|--------------------------------------|--------------------------------------|---------------|---------------------|---------------------------------|
| Schedules to Balance Sheet for the year ended March 31, 2024 | | | | | | | |
| Schedule - 4 | | | | | | | |
| Fixed Assets | | | | | | | |
| Particulars | Rate | Opening - 01.04.2023 | Additions (> 182 days) | Additions (< 182 days) | Total | Depreciation | Closing - 31.03.2024 |
| Sign Board | 10% | 0 | 119150 | | 119150 | 11915 | 107235 |
| CCTV camera | 15% | 26537 | 32391 | | 58928 | 8839 | 50089 |
| Bluetooth speakers | 15% | 9194 | | | 9194 | 1379 | 7815 |
| Fire TV stick | 15% | 4624 | | | 4624 | 694 | 3930 |
| Fogging machine | 15% | 0 | 8999 | | 8999 | 1350 | 7649 |
| Fans | 15% | | 3600 | | 3600 | 540 | 3060 |
| Printer | 40% | 12434 | | | 12434 | 4974 | 7460 |
| Tally software | 40% | 14400 | | | 14400 | 5760 | 8640 |
| Total | | 67189 | 164140 | 0 | 231329 | 35451 | 195878 |
| Previous year | | 0 | 25068 | 57635 | 82703 | 15514 | 67189 |

| M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA) | | | | | | | |
|---|---|----------------|--|--|-----------------------------|----------------|--|
| Income and Expenditure Account for the year ended March 31, 2024 | | | | | | | |
| For the year ended March 31, 2023 | Expenditure | Sch No. | For the year ended March 31, 2024 | For the year ended March 31, 2023 | Income | Sch No. | For the year ended March 31, 2024 |
| | | | | | | | |
| 5405981 | Facility Management Expenses | | 4993049 | | Income from Members: | | |
| 4532800 | Common Area Electricity Expenses | | 5897576 | 6000 | Membership Fees | 10 | 1000 |
| 286500 | Waste Management Expenses | | 540000 | 11148820 | Maintenance Charges Income | 11 | 14183884 |
| 1646429 | Repair & Maintenance | 8 | 2688700 | | | | |
| 227960 | Club House / Swimming Pool Expenses | | 225664 | 495406 | Other Income from Members | 12 | 573193 |
| 0 | Boom Barrier Rental Charges | | 79586 | | | | |
| 336747 | Admin Expenses | 9 | 346418 | | Income from Non-members: | | |
| 184773 | Cultural Expenses | | 14735 | 843016 | Interest Income | 13 | 1141405 |
| 87500 | Professional and Legal Expenses | | 8500 | 901278 | Miscellaneous Income | 14 | 527654 |
| 30000 | Audit fees | | 30000 | | | | |
| 15514 | Depreciation | 4 | 35451 | | | | |
| 355064 | Provision for Tax | | 210955 | | | | |
| 285252 | Excess of Income over Expenditure / (Expenditure over Income) | | 1356502 | | | | |
| | | | | | | | |
| 13394520 | Total | | 16427136 | 13394520 | Total | | 16427136 |
| 756453.5 | Transfer of Accrued Interest on Fixed Deposits to Earmarked Funds | | 1027265 | 285252 | Income over Expenditure B/f | | 1356502 |

| | | | | | | |
|--|--|--|----------------|---------------|-----------------------------|----------------|
| -471201.5 | Transfer of Balance amount to Reserves & Surplus | | 329237 | | | |
| 285252 | | | 1356502 | 285252 | | 1356502 |
| 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 : 13-08-2024 | | | | | UDIN - 24229525BKSQJD4122 | |

| M/S CASAGRAN MIRO OWNERS WELFARE ASSOCIATION (CGMOWA) | | |
|---|----------------------|----------------------|
| Schedules to Income and Expenditure Account for the year ended March 31, 2024 | | |
| Particulars | As at March 31, 2024 | As at March 31, 2023 |
| Schedule - 8 | | |
| Repairs & Maintenance | | |
| STP & WTP Maintenance | 1216826 | 589678.88 |
| Lift Maintenance | 649750 | 401392.12 |
| DG Set Maintenance | 98913 | 102509 |
| DG Diesel Expenses | 448777 | 323272 |
| Electrical Maintenance | 97001 | 56811 |
| Repairs & Maintenance | 63763 | 51610 |
| Garden Maintenance | 7816 | 20544 |
| AC Maintenance | 18825 | 65569 |

| | | |
|---|----------------|----------------|
| CCTV Maintenance | 22767 | 2035 |
| Computer Maintenance | 0 | 3700 |
| Gym Maintenance | 10328 | 4516 |
| Playground Maintenance | 39454 | 5488 |
| Pest Control Service Charges | 14480 | 19304 |
| TOTAL | 2688700 | 1646429 |
| Schedule - 9 | | |
| Admin Expenses | | |
| Salary | 184051 | 158444 |
| Printing & Stationary | 12663 | 32316 |
| Conveyance Charges | 4366 | 19921 |
| Meals & Refreshments | 0 | 0 |
| Bank Charges | 176 | 509 |
| Meeting Expenses | 35896 | 30796 |
| Office Maintenance | 0 | 0 |
| Site Maintenance Charges | 0 | 0 |
| Staff Welfare Expenses | 77255 | 43795 |
| Miscellaneous Expenses | 32011 | 50966 |
| TOTAL | 346418 | 336747 |
| Schedule - 10 | | |
| Membership Fees | | |
| Total Membership Fees collected from Members | 1000 | 6000 |
| Add: Membership Fees yet to be collected from Members | 0 | 0 |
| TOTAL | 1000 | 384000 |
| Schedule - 11 | | |
| Maintenance Charges Income | | |
| Total Maintenance Charges collected from Members | 14042854 | 10860754 |
| Add: Maintenance Charges yet to be collected from Members | 154016 | 315701 |
| Less: Maintenance Charges received in Advance | -12986 | -27635 |

| | | |
|-----------------------------------|-----------------|------------------|
| TOTAL | 14183884 | 5565645.5 |
| Schedule - 12 | | |
| Other Income from Members | | |
| Nominal Membership Fees | 21300 | 24000 |
| Party Hall Income | 126500 | 136666 |
| AV Room Booking Income | 16166 | 20166 |
| Penalty Income | 140550 | 308600 |
| Access Card Charges | 900 | 5100 |
| Advertisement Income from Members | 10100 | 0 |
| Supermarket Rental Income | 241800 | 156000 |
| Dance class income | 15200 | 15300 |
| Miscellaneous Income | 677 | 874 |
| TOTAL | 573193 | 666706 |
| Schedule - 13 | | |
| Interest Income | | |
| Savings Account Interest | 0 | 2511 |
| Fixed Deposits Interest | 1141405 | 840505 |
| TOTAL | 1141405 | 843016 |
| Schedule - 14 | | |
| Miscellaneous Income | | |
| Stall Income | 20609 | 294320 |
| Rental Income | 240120 | 337458 |
| Advertisement Income | 27200 | 2200 |
| Other Income from Non-Members | 239725 | 96000 |
| TOTAL | 527654 | 729978 |

We believe that this report demonstrates our commitment to enhancing the quality of life for all Miro residents. we extend our sincere gratitude to all members of the Miro Owners Welfare Association for your continued support and engagement. The past year has been marked by significant progress and notable achievements, and it is through our collective efforts that we have reached these milestones. We look forward to building on these successes and working together to further enhance our community in the coming year. Thank you for your ongoing commitment and collaboration.

Thank you all,

ABDUL KALAM K (AK)

(President)

For and on behalf of Management Committee

Casagranda MIRO Owners Welfare Association

Date: - 28-08-2024