



Tel.: 011-20861735

Police Officers Multi-State Co-operative Housing Society Ltd.

Office Complex, PTS, Malviya Nagar, New Delhi - 110017
E-mail : policehousingsociety@gmail.com, Web : www.policehousingsociety.com

No. POMCHS.2572.

Date. 06/02/2026

Sub: Notice for General Body Meeting of the Society to be held on 22/02/2026 (Sunday).

Dear Member,

I hope this notice finds you and your family in good health.

As we reflect on our shared journey over the past year—a period marked by both challenges and gradual progress—I would like to thank you for your continued trust, patience, and cooperation. In the spirit of transparency and collective decision-making, you are hereby invited to attend the forthcoming General Body Meeting (GBM) of the Society to deliberate on important matters concerning the Society and the way forward.

We are pleased to inform you that the next **General Body Meeting of the Society will be held on 22nd February 2026 (Sunday) at Delhi Police Public School, B-4, Safdarjung Enclave, New Delhi sharp at 10:30 AM.** You are requested to reach the meeting venue by 10:30 AM positively. Members are requested to carry their membership number and a valid photo identity card and mark their attendance before entering the venue. Kindly note that, as per Society norms, only registered members are permitted to attend the meeting.

A Message from the Chairman

It is important to place the present situation before the members with honesty and clarity. The OC application submitted to DTCP was rejected on 31 December 2024, with directions to fulfill specific conditions and complete the pending works of the project. Subsequently, DTCP issued an order dated 11 December 2025 directing the stoppage of construction and sealing of the entire Society. Against this order, the Management Committee has filed an appeal before the Principal Secretary, Town and Country Planning Department, Haryana, which is currently pending for hearing.

As a Society and as a Developer under the DRA, there is no alternative but to complete the project strictly in accordance with applicable laws and regulatory requirements. Irrespective of whether the present Management Committee continues or a future committee takes charge, these obligations will remain unchanged. Completion of the project and obtaining the OC is not optional; it is an unavoidable responsibility that the Society, as a collective body, must discharge.

It is also necessary to clarify that the option of selling the remaining land parcels—earlier considered as a possible means to mitigate certain expenses—is not feasible at this stage due to prevailing regulatory constraints and ongoing proceedings. As a result, the financial requirements associated with statutory compliances, pending works, and legal processes will ultimately have to be borne by the Society.

The tentative expenses being shared in the agenda for member awareness, so that everyone has a transparent and realistic understanding of the path ahead. Any part of the expenditure, as and when required, will be raised in form of demands from the members by sending separate letter/email in order to compliance of shortcomings pointed out by DTCP to complete the project.

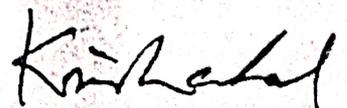
The Management Committee remains fully committed to acting in the best interests of the Society. It is dedicated to maintaining transparency, pursuing all available administrative and legal remedies—including proceedings before the Hon'ble High Court, wherever necessary—and working collectively with members to bring this long-pending project to its lawful and rightful completion. The Management Committee made several attempts to engage with Mr. Sumer Singh Rana for an amicable settlement, and mediation was conducted on two occasions. However, he failed to cooperate at any stage. Owing to his continued non-cooperation, the Committee was left with no alternative but to initiate arbitration proceedings and file a suit for specific performance.

Agenda of the General Body Meeting:

1. Welcome address by the Chairman.
2. Presentation and approval of the audited balance sheet for FY 2024-25.
3. Approval for appointment of Chartered Accountant / Auditor.
4. Approval of the draft template Bye-Laws for amendment of existing Bye-Laws to align with the amended Act and Rules of CRCS.
5. Update on the OC matter, legal steps taken against DTCP order dated 11.12.2025, and further strategy.
6. Indicative overview of pending works required for obtaining the Occupation Certificate.
The following details are shared for member information and transparency, any expenditure shall be proposed as per requirements.

Tentative Expenses:

1. Arbitration & Other Cases in Hon'ble High Courts Expenses Rs. 70,00,000/-.
2. License Renewal Fees (May 2024 to May 2027) Rs. 32,00,000/-.
3. School License Extension Fees Rs. 15,00,000/-.
4. Bank Guarantee Commission (01.07.2022 to 30.06.2027) Rs. 14,57,595/-.
5. Penalty for OC of Six Towers for Deviations (Compoundable) Rs. 1,06,58,971/-.
6. Pending Labour Cess for OC Rs. 79,23,184/-.
7. B, H & I Towers License Fees, Penalty, EDC, IDC, etc. Rs. 2,50,00,000/-.
8. 500 KVA DG Set with accessories, CNG kit, Cables, Chimney etc. Rs. 85,00,000/-.
9. Insurance of Building for 3 Years (9 Towers & Community Centre) Rs. 19,36,902/-.
10. Fire Pipeline Replacement along with 35 KVA DG set Rs. 30,00,000/-.
11. 550 KLD Sewage Treatment Plant upgradation Rs. 4,55,40,000/-.



12. Construction of 02 Nursery Schools Rs. 7,00,00,000/-.
 13. Demarcation of parking Rs. 8,00,000/-
 14. SDO, DHBVN has raised a demand of Rs. 2,67,75,038/- towards pending fixed charges for the period from December 2020 to October 2025.
 15. A notice has been received from the Municipal Corporation, Faridabad in respect of property tax, indicating a tax liability amounting to Rs. 2,40,00,000/-
- Total Tentative Expenses including GST 18% : Rs. 23,72,91,690/-**

(The above figures are provisional estimates shared to provide a broad understanding of possible financial exposure. Any part of the expenditure, as and when required, will be raised in form of demands from the members by sending separate letter/email in order to compliance of shortcomings pointed out by DTCP to complete the project. Members are requested to consider and accord their approval for the same with immediate expenses for Arbitration case, Hon'ble High Courts cases, demarcation of parking, purchase of a 500 KVA DG set, License renewal fees, School license extension fees, Bank Guarantee Commission and Fire Pipeline Replacement along with 35 KVA DG set.

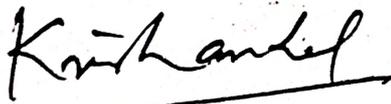
7. Discussion on the maintenance of regular services, major repairs such as whitewashing, and approval of maintenance charges to ensure proper upkeep of the Society.
8. Updates on Sonepat project.
9. Discussion and approval on pending issues with KPWS with passage for common utilities.
10. Member queries and suggestions, with the permission of the Chair. Members are requested to send their queries and suggestions to the Society by email prior to the GBM, to enable a proper and well-considered response.

Quorum of the Meeting:

As per the Society bye-Laws Section 3(i) & (iii), the quorum for the General Body Meeting is one fifth of the total number of members and if within half an hour from the time fixed for the meeting quorum is not complete, the meeting shall stand adjourned and would be held after half an hour thereafter where the quorum will not be required.

The members are therefore, requested to be present in the meeting well in time to avoid any such situation.

Regards,



(Krishan Lal)

Chairman

Enclosures:

1. Audit report and Balance Sheet for F.Y. 2024-25.
2. DTCP Order dated 31.12.2024 for OC file rejection
3. DTCP Order dated 11.12.2025 for stop the construction and sealing of the Society.

DIRECTORATE OF TOWN & COUNTRY PLANNING, HARYANA
Nagar Yojana Bhavan, Plot No. 3, Block-A, Sector-18-A, Madhya Marg, Chandigarh
Tele -Fax: -0172-2548475; 0172-2549851, E-mail:tcpharyana7@gmail.com
Web Site: www.tcpharyana.gov.in

To

Sri Sat Shaib Housing and Infrastructure Development Company,
(Through GPA holder Mr. Kuldeep Singh Dabas),
2939/23 (opp. Community Centre), Gurugram-122017.

Memo No. ZP-547-II/PA (DK)/2024/ 42171 Dated 31-12-24

Subject: Rejection of application of occupation certificate for Block-1/T-A (approved as T- 2) Block-2/T-C, D, E & F (approved as T-3, 4, 5, & 5) Block- 3/T-G (approved as T-9), EWS (E1, E2 & E3), Community Centre and Shops of GH Colony measuring 14.1235 acres (license no. 14 of 2009 and License no. 74 of 2009) in Sector-49, Faridabad-Sri Sat Sahib Housing and Infrastructure Development Company.

Please refer to your application for grant of occupation certificate dated 17.02.2022, 02.09.2022, this office memo dated 29.02.2024, hearing dated 19.02.2024, 22.03.2024, 25.04.2024, 12.07.2024 & 09.09.2024 on the subject cited matter.

2. Your request for grant of occupation certificate on the subject cited buildings has been examined and vide memo dated 21.03.2022 and 20.07.2022, some of the deficiencies were conveyed. The additional documents submitted on 02.09.2022 and subsequent documents have been examined and noticed that you have failed to submit the required documents; hence, before taking final decision, an opportunity of personal hearing was given for 19.02.2024, 22.03.2024, 25.04.2024, 12.07.2024 & 09.09.2024. However, the following discrepancies are still exists:-

1. Form BR-VI as per code 4.10(1) of HBC-2017.
2. Ground Coverage mentioned in the Fire NOC is less than the achieved, hence, valid Fire NOC is required to be submitted.
3. Compliance of Rule 24, 26(2), 27 & 28 for F.Y. 2023-2024 in case of license No. 14 of 2009 and for period 2019-2024 in case of license No. 74 of 2009 has not been submitted.
4. License No. 14 of 2009 dated 19.05.2009 & 74 of 2009 dated 02.12.2009 were renewed upto 18.05.2023 and 30.05.2019 respectively. However, these licenses are not valid as on date.
5. S.E. (Plg.), HVPNL, Panchkula also not recommended the case vide letter dated 28.09.2022.
6. Further, you have raised the non compoundable unauthorized construction in the group housing colony without getting building plan approved and over the unlicensed land in continuation to the already approved towers

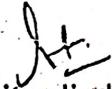
In view of above, it has been noticed that you have failed to submit the requisite documents and requisite permissions, even after grant of various opportunities; hence, your request for grant of occupation certificate is not considerable and is hereby rejected.

(Amit Khatri, IAS)
Director, Town & Country Planning,
Haryana, Chandigarh

Endst. No. ZP-547-II/PA (DK)/2024/ 42172-76 Dated 31-12-24

A copy is forwarded to the following for information and necessary action:-

1. Sh. Sumer Singh Rana on behalf of Sri Sat Shaib Housing and Infrastructure Development Company, House No. 2939, Sector-23, Gurugram-122017. Email id - rana_2508@yahoo.com
2. Komman Peoples Welfare Society, Near Police Officers Society, Navadh-Bhakri road, Sector-49, Faridabad.
3. Police Officers Multi-State Co-operative Housing Society Ltd., Office Complex, PTS Mallive Nagar, New Delhi-110017. Email id- policehousingociety@gmail.com.
4. Senior Town Planner, Faridabad.
5. District Town Planner, Faridabad.
6. District Town Planner (Enforcement), Faridabad.


(Savita Jindal)
District Town Planner (HQ),
For: Director, Town & Country Planning,
Haryana, Chandigarh.

Directorate of Town & Country Planning, Haryana

Nagar Yojana Bhavan, Plot No. 3, Sector-18 A, Madhya Marg, Chandigarh

Web site tepharyana.gov.in - e-mail: tepharyana7@gmail.com

ORDER

That this order is being passed in compliance of the Hon'ble High Court order dated 15.05.2024 in CWP No. 24412 of 2021 titled as 'Sri Sat Sahib Housing and Infrastructure Development Company Ltd Vs Directorate of Town and Country Planning, Haryana.

2. That the CWP No. 24412 of 2021 titled as 'Sri Sat Sahib Housing and Infrastructure Development Company Ltd Vs Directorate of Town and Country Planning, Haryana was disposed of by the Hon'ble Punjab and Haryana High Court vide order dated 15.05.2024 with the following directions:-

"Learned counsel for the parties are ad idem that post institution of the petition at hand, the competent authority (Director, Town and Country Planning, Haryana), had renewed the licence No.14/09, which was valid and operative till 18.05.2023. And, before the expiry of the renewed period, respondent No.3 on 16.05.2023, applied for further renewal and the said application is pending consideration before the competent authority. It is submitted that before any formal orders are passed all the stake holders would be heard. Therefore, it is urged that the present petition has lost its efficacy and the same be disposed of as having been rendered infructuous. However, it is submitted that in the event any further cause of action arises or any of the parties aggrieved by an order that shall be passed by the competent authority they shall be at liberty to avail such other remedies as shall be admissible in law.

In the wake of the position as sketched out above, the petition is accordingly disposed of as having been rendered infructuous with a liberty prayed for."

3. That in respect of the aforesaid orders, the matter has been examined and noticed that the following requests/applications have been received from Developer/Licensee Company (i.e. Shri Sat Sahib Housing & Infrastructure Development Company) and two private societies so claimed themselves as developer, for which the decision is required to be taken by the Department:-

- The application dated 19.05.2023 for renewal of license no. 14 of 2009 dated 19.05.2009 up to 18.05.2024 filed through Sh. Chattar Singh, Secretary of the Police Officers Multi State Cooperative Housing Society Ltd. having GPA registered vide document no. 318 dated 26.07.2010, JSR, Faridabad and submitted on behalf of Licensee Company.
- The application dated 12.10.2023 received from Komman people Welfare Society through its President Sh. J.R. Chaudhary regarding renewal of license licence no. 74 of 2009 dated 01.12.2009 (additional licence of licence no. 14 of 2009 dated 19.05.2009) for further period up to 30.11.2024 and application dated 29.10.2024 for further period upto 30.11.2026.
- Request dated 01.02.2024 for transfer of licence, no. 14 of 2009 dated 19.05.2009 filed by Police Officers Multi State Cooperative Housing Society Ltd through Sh. Krishan Lal Vice Chairman.

4. That to decide the aforesaid applications an opportunity of personal hearing to all stake holders in compliance to orders of Hon'ble court was granted on 12.06.2024 as conveyed vide this office memo dated 10.06.2024 alongwith following observations:-

- a) Licencee has requested for renewal of licence no. 14 of 2009 on 19.05.2023, which is signed by the Director of Police Officers Multi-State Cooperative Housing Society Ltd. through General Power of Attorney which is challenged before the competent court of law.
- b) Kommon Peoples Welfare Society has applied for renewal of licence and grant of occupation certificate for licence no. 74 of 2009, Whereas, the said society is neither the licensee or nor the developer.
- c) Request for transfer of licence no. 14 of 2009 has been filed by Police Officers Multi-State Cooperative Housing Society Ltd. Whereas, permission under Act No. 8 of 1975 is not granted to Societies as per policy instructions dated 15.09.2008.

5. The request for adjournment was received from both the societies. Accordingly, matter was adjourned for 18.06.2024.

6. That the hearing dated 18.06.2024 was attended by the licensee, representatives of both the societies. During the hearing Sh. Chattar Singh (Secretary) Police Officers Multi-State Cooperative Housing Society Ltd. submitted that the Developer company has unilaterally cancelled the GPA & the same is under consideration for adjudication before the competent court of law. However, no stay or any interim orders have been issued for the same.

Sh. Sumer Singh Rana appeared on behalf of developer company alleged that the societies are using companies letter head unlawfully & without any authority.

Sh. Chattar Singh & Sh. JR Chaudhary (President), Kommon People Welfare Society appeared alleged that certain payments have been made to developer, which were not deposited in the department.

Matter was heard and observed that the issue regarding the payments made between the parties are bilateral in nature and needs to be resolved amicably. Also, certain matters are pending before the competent courts. The request of Police Officers Multi State Cooperative Housing Society Ltd and Kommon People Welfare Society for grant of time to settle the bilateral issue with the developer was allowed. It was also observed that permission for transfer of licence cannot be considered in the favour of Society in light of instructions dated 15.09.2008 until due compliances have been made.

The hearing orders were duly conveyed to the all concerned parties vide memo dated 21.08.2024 and the matter was listed for hearing on 02.09.2024 which was further postponed for 09.09.2024.

7. The hearing dated 09.09.2024 was attended by Sh. R.K. Sharma, Joint Secretary, Police Officers Multi State Co-operative Housing Society and Sh. Sumer Singh Rana (proprietor) for Sri-Sat Sahib Housing & Infrastructure Development Company. Further written submission was received from the Komman People Welfare Society on 04.09.2024.

During the hearing Sh. R.K. Sharma submitted that they are suffering due to non co-operation from the developer company and hence, requested to renew the license as applied by them and grant of issue the occupation certificate. On the other hand, Sh. Sumer Singh Rana submitted that in reference to the earlier orders of the Director dated 12.07.2024, he approached to the Police Officers Multi State Co-

operative Housing Society to resolve the matter. However, they refused to make the payments (deposited by the developer) in the Department.

Further, it was reported by office that SE, HVPNL vide memo dated 22.09.2022 has not recommended the case for grant of occupation certificate. The request of the Komman Peoples Welfare Society for renewal of license no. 74 of 2009 cannot be considered as they are not recognized the developer and the said request is required to be submitted by the developer company i.e. Sri Sat Sahib Infrastructure & Development Company. The Department has also not granted any permission either for Joint development/ Marketing right under the provision of policy dated 18.02.2015 in favour of Komman Peoples Welfare Society and Police Officers Multi State Co-operative Housing Society . Hence, the Department does not recognize Komman Welfare Society in any manner.

Matter was heard and observed that issue relating to payments made between the concerned parties, Department cannot interfere in it, being it a bilateral matter. However, since the decision w.r.t. the various applications received for renewal of license, transfer of license & grant of occupation certificate is pending due to the dispute between the developer company and GPA holders i.e. Police Officers Multi State Co-operative Housing Society and Komman People Welfare Society. Hence, all the concerned were directed to submit their written submissions in reference to the earlier hearing orders dated 12.07.2024 within 10 days to enable the appropriate decision in the matter.

8. Accordingly, Various applications submitted by the all proponents and documents submitted during course of hearing & thereafter examined and noticed that:-
- a. That the licence no. 14 of 2009 dated 19.05.2009 and 74 of 2009 dated 01.12.2009 have been granted to Sri Sat Sahib Housing and Infrastructure Development Company for setting up of group housing colony for an area measuring 11.3875 acres and additional area measuring 2.736 acres respectively, totalling 14.1235 acres in Sector-49, Faridabad, which are valid upto 18.05.2023 and 30.11.2019 respectively.
 - b. Licensee Company has not applied for renewal of licence no. 14 of 2009 dated 19.05.2009 beyond 18.05.2024 and License No. 74 of 2009 dated 01.12.2009 beyond 30.11.2019 as required under the provisions of Rule 13 of Rules 1976.
 - c. Further, the application received with regard to renewal of license No. 14 of 2009 has been examined and observed the following discrepancies:-
 - i) The period of renewal requested i.e. upto 18.05.2024 already stands lapsed and no fresh request for further period has been received as required under Rule 13.
 - ii) The validity of Bank Guarantees submitted against IDW stands expired against both the licenses.
 - iii) CA certificate regarding non collection of stamp duty and registration charges have not been submitted by the licensee.
 - iv) The licensee has not uploaded the documents in compliance of the Rule 24, 26, 27 & 28 of Rules 1976 on the web site of the Department for financial year 2023-2024, 2024-2025 w.r.t. both the licences.
 - v) As per amendment in Rule 15 of Rules 1976 (vide notification dated 05.02.2020), the licensee have neither obtained the occupation

certificate nor applied for extension permission of the community sites alongwith the extension fees on the prescribed Form LC-VII.

- vi) Further, licensee has not transferred the licensed land forming part of sector road /green belt etc. in compliance of condition no. 3 of renewal order dated 02.08.2019
- vii) In respect of condition no. 7 of renewal order dated 02.08.2019, the license was required to apply for transfer of beneficial interest/Rights as per the provisions of Section 3D of Act of 1975 and Policy dated policy dated 18.02.2015. However, licensee failed to comply with the said condition.

d. Request for grant of OC for Block-1/T-A (approved as T-2) Block-2/T-C, D, E & F (approved as T-3, 4, 5 & 5) Block-3/T-G (approve as T-9), EWS (E1, E2 & E3), Community Centre and Shops of GHC measuring 14.1235 acres (License No. 14 of 2009 and license No. 74 of 2009) in Sector-49, Faridabad stands rejected on 31.12.2024 after grant of opportunity of hearings on 19.02.2024, 25.04.2024, 12.07.2024 & 09.09.2024 due to the following discrepancies:-

- I. *Prescribed Form BR-VI as per code 4.10(1) of HBC-2017 was not submitted.*
- II. *Ground Coverage mentioned in the Fire NOC is less than the achieved, hence, valid Fire NOC was not submitted.*
- III. *License No. 14 of 2009 dated 19.05.2009 & 74 of 2009 dated 02.12.2009 were renewed upto 18.05.2023 and 30.05.2019 respectively. However, these licenses are not valid.*
- IV. *S.E. (Plg.), HVPNL, Panchkula also not recommended the case for issuance of occupation certificate vide letter dated 28.09.2022.*
- V. *Further, the licensee company raised the non compoundable unauthorized construction in the group housing colony without getting building plan approved and over the unlicensed land in continuation to the already approved towers.*

e. That the developer/licencee company i.e. Shri Sat Sahib Housing & Infrastructure Development Company had Transferred the Development Rights through MoU dated 31.01.2007 followed by Development Agreement dated 20.11.2009 & POA in favour of Police Officers Multi State Cooperative Housing Society Ltd w.r.t. License No. 14 of 2009 & through MoU dated 06.05.2009 followed by Development Right Agreement dated 03.03.2010 and POA in favour of Komman People Welfare Society w.r.t. license no. 74 of 2009. However, the above facts were not disclosed before the Department at the time of grant of license and no prior permission has been taken from the competent authority under the Act/Rules.

f. As per the documents submitted by the Police Officers Multi State Co-Operative Housing Society and Komman People Welfare Society w.r.t licence no. 14 of 2009 dated 19.05.2009 and 74 of 2009 dated 02.12.2009 respectively, it reveals that the license has transferred the development rights/FSI over the licensed/unlicensed land in favor of the Police Officers Multi State Co-Operative Housing Society and Komman People Welfare Society without prior permission from the competent authority and much before the grant of license, which is a clear cut violation of section 7(1) of the Haryana Development and Regulation of Urban Areas Act, 1975.

- g. Neither the licence no. 14 of 2009 dated 19.05.2009 & licence no. 74 of 2009 dated 01.12.2009 was granted to the Police Officers Multi State Co-Operative Housing Society Ltd. and Komman People Welfare Society respectively nor the Department has granted any permission to recognize societies as developer/Co-developer as prescribed under section 3D of the Haryana Development and Regulation of Urban Areas Act, 1975.
- h. Further, licensee/Developer company had not applied for transfer of licence as per procedure/documents prescribed under Rule 17 of the Haryana Development and Regulation of Urban Areas Act, 1975.
- i. The Police Officers Multi State Co-Operative Housing Society Ltd have raised construction / building by adding unlicensed areas and also within setback area of existing licensed land by set-aside the norms of approved building plans. Further, Komman People Welfare Society occupied the part of building without obtaining occupation certificate of the building from the competent authority.
9. Keeping in view of above factual position of the case, it is hereby ordered that:-
- i. Neither the licence no. 74 of 2009 dated 01.12.2009 was granted to the Komman People Welfare Society nor the Department granted any permission to recognize as developer as prescribed under section 3D of the Haryana Development and Regulation of Urban Areas Act, 1975, hence the application of the Komman People Welfare Society for renewal of licence is not in accordance with law and is hereby declined.
- ii. Further, renewal application of licence no. 14 of 2009 dated 19.05.2009 cannot be considered due to the deficiencies mentioned at Sr. No. 8 (c)(i to vii above). The licensee company is hereby directed to comply with the above discrepancies.
- iii. The application for transfer of licence submitted by the Police Officers Multi State Co-Operative Housing Society is not in accordance with Rule 17 of Rules 1976 and also against the policy decision dated 15.09.2008 (available at www.tcpharyana.gov.in), hence the same is not considerable and is hereby declined.
- iv. The Police Officers Multi State Co-Operative Housing Society and Komman People Welfare Society who have taken rights for development of colony illegally without having valid permission of competent authority, are involved in raising illegal constructions, even outside licensed land and occupied the buildings/flats without getting occupation certificate from competent authority, hence both the societies are hereby directed to stop all construction/ development activities in the aforesaid land/areas immediately and to restore the same in accordance with the law, failing which the action be initiated under the provisions of section 10 of the Act of 1975.
- v. The other issues/litigations mentioned in the applications are bilateral in nature and not having any merit for consideration, hence not attract any action of the Department.
- vi. District Town Planner (E), Faridabad is directed to take action under section 10 of the Act of 1975 against the colonizer/offender as well as sealing the occupied flats.
- vii. The Registrar and Sub-Registrar, Revenue Department, Faridabad is directed not to execute any sale/transfer/lease deed of shop/flat/building /land in the aforesaid licensed land.

Dated:-

(Amit Khatri, IAS)
Director, Town & Country Planning
Haryana, Chandigarh

Endst. No. LC-1535-IV/PA (SK)/2025/46945-951

Dated: 11-12-2024

A copy is forwarded to the followings for information and necessary action:-

1. Komman People Welfare Society, Near Police Officers Society, Navadh-Bhakri Road, Sector-49, Faridabad.
2. Sri Sat Sahib Housing and Infrastructure Development Company, Regd. Off. KFF-101, Palam Triangle Market, Palam Vihar, Gurugram.
3. Police Officers Multi State Co-Operative Housing Society Ltd., Office Complex, PTS Malviya Nagar, New Delhi.
4. The Registrar and sub-Registrar, Revenue Department, Faridabad.
5. Senior Town Planner, Faridabad.
6. District Town Planner (E), Faridabad with the directions to take action under section 10 of the Act of 1975 against the colonizer/offender as well as sealing the occupied flats as per the directions given at para no. 9(vi) above immediately.
7. District Town Planner (P), Faridabad.



(Savita Jindal)

District Town Planner

For: Director, Town & Country Planning,
Haryana, Chandigarh.



AUDIT REPORT

1. We have examined the Balance Sheet of **POLICE OFFICERS MULTI STATE COOPERATIVE HOUSING SOCIETY LTD**, Office Complex, P.T.S., Malviya Nagar, New Delhi-110017 as at 31.03.2025 and the Income & Expenditure Account for the Year ended on that date. Financial Statements are in agreement with the books of account maintained by the said society subject to notes to accounts.
2. We have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purpose of the audit subject to notes to accounts. In our opinion, proper books of accounts have been kept by the head office so far as appears from our examination of the books subject to notes to accounts.
3. In our opinions and to the best of our information and according to information given to us and subject to notes to accounts, the said Accounts give a true and fair view: -
 - i. In the case of the Balance Sheet of the state of affairs of the above-named society as at 31.03.2025, and
 - ii. In the case of the Income & Expenditure Account, of the surplus of its during accounting year ending on 31.03.2025.

Date: 17.10.2025
Place: New Delhi

For Abhishek Dixit & Associates
Chartered Accountants

(Abhishek Dixit)
F.C.A Partner

Membership No. 532522
UDIN-25532522BMOKTT6400

POLICE OFFICERS MULTI STATE CO-OPERATIVE HOUSING SOCIETY LTD.

Balance Sheet as on 31.03.2025

Liabilities	2024-25	2023-24	Assets	2024-25	2023-24
Capital A/c:			Fixed Assets:		
Share capital	10,90,000.00	10,91,000.00	As Per Schedule	22,67,65,961.00	22,67,64,477.00
Reserves & surplus	(74,51,429.19)	(66,86,285.67)	Investments		
Add Excess of Expenditure over Income	(9,57,710.89)	(7,65,143.52)	Fixed Deposits with Nationalised Bank	1,55,83,748.64	1,46,58,920.64
Net Reserve and Surplus	(84,09,140.08)	(74,51,429.19)	Loans & Advances:		
Loans (Liability)			Advance to Vendors	6,21,043.00	5,12,770.00
Earnest Money Received	25,57,106.00	25,57,106.00	RWA SONEPAT FLAT	2,50,000.00	2,50,000.00
Current Liability:			Adani Gas Security for DG set Connection	5,30,000.00	5,30,000.00
Sundry Creditors- List Attached	73,53,723.00	82,61,638.55	Alok Kumar Jha	3,000.00	9,000.00
Salary Payable	1,50,107.00	1,50,000.00	KPWS- Maintenance	21,89,640.00	13,05,740.00
Duties and Taxes - TDS	9,530.00	15,274.00	KPWS- Sharing Cost	77,77,285.00	77,77,285.00
Project Award Money	48,00,729.00	48,00,729.00	Current Assets:		
Provisions for Audit	2,61,120.00	2,02,120.00	Security With MTNL	840.00	840.00
Members Balance			SSSH&ID Company-Agst Bank Guarantee	1,10,00,000.00	1,10,00,000.00
Advance From Members	21,87,97,367.00	21,99,63,914.00	To be recovered from Canara Bank, Aurbindo College	-	12,851.69
Maintenance & Electricity Chrg Recovered	1,85,62,075.80	54,96,379.62	TDS Receivable AY 2011-12	8,15,217.00	8,15,217.00
Interest Payable to Members	1,53,08,967.03	1,53,08,967.03	TDS Receivable AY 2012-13	3,41,140.00	3,41,140.00
Security Money Plot	94,94,580.78	94,94,580.78	TDS Receivable AY 2014-15	1,26,033.00	1,26,033.00
New Transformer Demand Received	4,37,000.00		TDS Receivable AY 2015-16	1,91,635.00	1,91,635.00
Bank Guarantee Agst EDC/IDW by SSSH & ID Company	1,10,00,000.00	1,10,00,000.00	TDS Receivable AY 2022-23	81,561.00	81,561.00
			TDS Receivable AY 2023-24	75,518.00	75,518.00
			TDS Receivable AY 2024-25	1,54,230.00	1,54,230.00
			TDS Receivable AY 2025-26	1,02,760.00	-
			Cash & Bank A/c		
			Cash In Hand	74,802.00	24,924.00
			Bank A/C	1,47,08,751.89	62,58,137.46
			(As per Schedule)		
			Petty Cash- Site Engineer	20,000.00	-
TOTAL	28,14,13,165.53	27,08,90,279.79		28,14,13,165.53	27,08,90,279.79

PLACE:NEW DELHI

Date: 17.10.2025

Signed in terms of our audit report of even date

Notes on accounts form an integral part of financial statements

For Police Officers Multi-state Co-operative Housing Society Ltd.

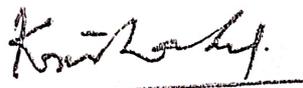
For Abhishek Dixit & Associates

Chartered Accountants

(Abhishek Dixit)

F.C.A Partner

UDIN-255325228MOKTT6400



Chairman



Secretary



Vice- Chairman



Treasurer

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POLICE OFFICERS MULTI STATE CO-OPERATIVE HOUSING SOCIETY LTD.
Income & Expenditure A/c as on 31.03.2025

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Audit Fees	59,000.00	Interest on FDR	1,027,588.00
Bank Charges	18,269.89	Interest Received on SB A/c	38,725.00
Conveyance	34,144.00	Membership Transfer Fees	1,250.00
Depreciation	19,083.00	National Cooperative Union of India	10,000.00
Forensic Audit Fees	59,000.00	Excess of Expenditure over Income	957,710.89
Festival Exp.	2,500.00		
GBM Exp.	90,626.00		
Legal Consultant	393,000.00		
Legal Expenses	511,399.00		
Land Measurement	35,400.00		
Office Exp.	13,409.00		
Postage exp.	16,507.00		
Printing & Stationary	42,366.00		
Refreshment	16,687.00		
Repair and Maintance	68,285.00		
Salary	407,666.00		
Tea Exp.	19,266.00		
Telephone Exp.	28,273.00		
Travelling exp	200,393.00		
	2,035,273.89		2,035,273.89

PLACE: NEW DELHI

Date: 17.10.2025

Signed in terms of our audit report of even date

Notes on accounts form an integral part of financial statements

For **Abhishek Dixit & Associates**

Chartered Accountants


(Abhishek Dixit)

F.C.A Partner
UDIN-25532522BMOKTT6400

For Police Officers Multi-state Co-operative Housing Society Ltd.


Chairman


Secretary


Vice- Chairman


Treasurer

POLICE OFFICERS MULTI STATE CO-OPERATIVE HOUSING SOCIETY LTD.
Faridabad Flat Maintenance- Income Expenditure as on 31.03.2025

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Salary		Maintenance & Electricity Charges Received	37,628,403.63
Office Staffs	664,716.00	Community Hall Booking Charges Received	446,850.00
Site Engineer	734,227.00	Canopy Charges Received	25,000.00
Gardners	607,689.00	Rent Received from Ironing Vendor	144,500.00
Plumbers	376,932.00		
Electricians	461,650.00		
STP Operator	139,020.00		
Site Office Boy	20,500.00		
Langoor Man	216,000.00		
Sweepers	1,249,096.00		
Security Guards	2,029,314.00		
	6,499,144.00		
Lifts AMC	1,563,952.45		
Electric Meter Hardware AMC	373,293.00		
Electric Meter Vending AMC	261,306.00		
R.O. Plant AMC	55,150.00		
CCTV Security System AMC	266,385.00		
HT Line Maintenance	336,723.00		
Boom Barrier Rent & Installation	220,070.00		
Borewell Maintenance Exp.	31,156.00		
Carpenters	3,140.00		
Cartage	10,785.00		
CCTV Camera Repairing	130,320.00		
Civil Works -Repairing	74,533.00		
Cleaning Materials	54,500.00		
Community Hall Cleaning Charges	21,500.00		
DG set CNG Kit Charges	535,425.00		
DG Set Rent	1,421,900.00		
DG Set Consumable items	65,360.00		
DG set Repairing & Servicing	115,205.00		
DG set Load Management System	58,122.00		
Cables for DG set to Panel	1,061,802.00		
Beds for Community Centre Rooms	213,750.00		
Distribution Panel for Community Centre	56,640.00		
Mattress & Bedsheets for Community Centre	57,750.00		
Diesel	1,763,850.00		
Electrical Repair & Maintenance	502,868.00		
Electricity Bill	4,839,696.00		
Fire NOC Renewal Exp.	295,000.00		
Joey Pump for Fire Fighting System	442,930.00		
Fire Fighting System Repair & Maintenance	279,240.00		
Fire Cylinders Refilling	162,639.00		
Fixing of PNG Gas Line for DG set	122,861.00		
Festival Exp.	6,500.00		
Horticulture Maintenance	198,571.00		
Insurance of lifts	30,348.00		
Iron Jali	67,019.00		
JCB Hiring Chrg.	37,764.00		
Pre Cast Boundary Wall	566,120.00		
Painting Exp.	74,039.00		
Plumbing Items	257,051.00		
Printing & Stationery	13,229.00		
Removing of Garbage	210,000.00		
Renewal of Lifts License	90,000.00		
Repair & Maintenance	134,610.00		
R.O. System Repair & Maintenance	538,985.00		
Senior Citizen Welfare Exp.	58,091.00		
STP Compliance , Servicing & Consumable items	592,792.00		
Servicing of Transformer & Panel	120,643.00		
Site Exp.	50,690.00		
Tea & Refreshment Exp.	35,460.00		
No Broker Hood	14,160.00		
Water Harvesting Pit Cleaning	180,000.00		
Welfare/Function	5,990.00		
Excess of Income over Expenditure	13,065,696.18		
	38,244,753.63		38,244,753.63

PLACE: NEW DELHI

Date: 17.10.2025

Signed in terms of our audit report of even date
Notes on accounts form an integral part of financial statements

For Abhishek Dixit & Associates
Chartered Accountants

(Signature)

(Abhishek Dixit)

F.C.A Partner

UDIN-25532522BMOKTT6400

For Police Officers Multi-state Co-operative Housing Society Ltd.

(Signature)

Chairman

(Signature)

Secretary

(Signature)

Vice-Chairman

(Signature)

POLICE OFFICERS MULTI STATE CO-OPERATIVE HOUSING SOCIETY LTD.
Schedules to Balance Sheet as on 31.03.2025

Particular	As On 31.03.2025
INVESTMENT SCHEDULE	
Fixed Deposits with Nationalised Bank	15,583,748.64
Total	
Bank Accounts	
	Amount (Rs.)
Union Bank -31380	326,880.88
Axis Bank Ltd-6149	349,881.00
Canara bank 6620	648,133.09
Canara bank 6624	112,720.02
Canara bank 6625	707,269.00
Canara bank 6626	12,468,956.96
Canara bank 2503	12,281.69
Punjab and sindh bank-5595	3,792.15
Punjab and sindh bank-5713	1,647.00
Punjab and sindh bank-18471	48,785.00
Punjab and sindh bank-15615	8,136.30
Punjab and sindh bank-41715	20,268.80
Total	14,708,751.89
Sundry Creditors	
	Amount (Rs.)
Aggarwal Stationery & Gift Center	4,279.00
Anurag Enterprises	245,669.00
Jai Durga Trading Co.	2,042.00
Jain Generator Hiring Company	17,550.00
Mahakal Traders	9,371.00
Maruti Precast	48,403.00
N.G. Construction	6,610,041.00
Orion Health Care	9,945.00
Patronage Security Services	176,240.00
Radhey Mart	1,306.00
Radius Infotech Pvt. Ltd	12,992.00
Radius Synergies International Pvt. Ltd	4,836.00
Rathi Electrical Service	17,818.00
R.R. Trading Co.	12,803.00
Shri Singh Ram Petro Filling Station	1,913.00
Softone Solutions Pvt. Ltd	166,184.00
S.S. Enterprises	6,136.00
Vinod Electric Works	6,195.00
Total	7,353,723.00
Advance To Suppliers	
	Amount (Rs.)
Gautam Techno Sanitation	200,000.00
Lakshmi Electricals	186,773.00
Shri Ganesh Enterprises	5,370.00
Ultratech Cement Ltd	29,300.00
Vijay Kumar	199,600.00
Total	621,043.00

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POLICE OFFICERS MULTI STATE CO-OPERATIVE HOUSING SOCIETY LTD.

Fixed Assets and Depreciation Schedule as on 31.03.2025

Particular	Dep. Rate	Opening Balance	Addition		Alloted/Allocated During the year	Sold During the Year	Total as on 31.03.2025	Depreciation 2024-25	Balance as on 31.03.2025
			1st Half	2nd Half					
Furniture & Fixture@ 10%									
Safe	10.00%	4,298.00	0.00	0.00	0.00	0.00	4,298.00	430.00	3,868.00
Furniture	10.00%	53,456.00	0.00	0.00	0.00	0.00	53,456.00	5,346.00	48,110.00
		57,754.00	0.00	0.00	0.00	0.00	57,754.00	5,776.00	51,978.00
Plant & Machinery @ 15%									
Air Conditioner	15.00%	2,339.00	0.00	0.00	0.00	0.00	2,339.00	351.00	1,988.00
Shredder Machine	15.00%	325.00	0.00	0.00	0.00	0.00	325.00	49.00	276.00
Cycle	15.00%	260.00	5,700.00	0.00	0.00	0.00	5,960.00	894.00	5,066.00
Electric Kettle	15.00%	614.00	0.00	0.00	0.00	0.00	614.00	92.00	522.00
Fax Machine	15.00%	727.00	0.00	0.00	0.00	0.00	727.00	109.00	618.00
Microwave	15.00%	1,000.00	0.00	0.00	0.00	0.00	1,000.00	150.00	850.00
Invertor	15.00%	24,818.00	0.00	0.00	0.00	0.00	24,818.00	3,723.00	21,095.00
Mobile	15.00%	15,648.00	0.00	0.00	0.00	0.00	15,648.00	2,347.00	13,301.00
Fridge	15.00%	4,104.00	0.00	0.00	0.00	0.00	4,104.00	616.00	3,488.00
Induction Cooker	15.00%	685.00	0.00	0.00	0.00	0.00	685.00	103.00	582.00
		50,520.00	5,700.00	0.00	0.00	0.00	56,220.00	8,434.00	47,786.00
Office Equipments @15%									
Briefcase	15.00%	2,563.00	0.00	0.00	0.00	0.00	2,563.00	384.00	2,179.00
		2,563.00	0.00	0.00	0.00	0.00	2,563.00	384.00	2,179.00
Computers 40%									
Computers	40.00%	61.00	0.00	0.00	0.00	0.00	61.00	24.00	37.00
Printer	40.00%	0.00	0.00	14,867.00	0.00	0.00	14,867.00	2,973.00	11,894.00
Real Estate Software	40.00%	995.00	0.00	0.00	0.00	0.00	995.00	398.00	597.00
UPS	40.00%	2,735.00	0.00	0.00	0.00	0.00	2,735.00	1,094.00	1,641.00
		3,791.00	0.00	14,867.00	0.00	0.00	18,658.00	4,489.00	14,169.00
TOTAL									
		226,764,477.00	50,422.00	14,867.00	44,722.00	0.00	226,785,044.00	19,083.00	226,765,961.00

PLACE:NEW DELHI

Date: 17.10.2025

Signed in terms of our audit report of even date

Notes on accounts form an integral part of financial statements

For Abhishek Dixit & Associates

Chartered Accountants

For Police Officers Multi-state Co-operative Housing Society Ltd.

Abhishek Dixit

(Abhishek Dixit)

F.C.A Partner

UDIN-25532522BMOKTT6400

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Kamshah
Chairman

Secretary
Secretary

Vice-Chairman
Vice- Chairman

Treasurer
Treasurer

POLICE OFFICERS MULTI STATE CO-OPERATIVE HOUSING SOCIETY LIMITED.

NOTES TO ACCOUNTS

1. Share capital as on 31.03.2025 is Rs.10,90,000. The society receives Rs.1,000 per member. Hence number of member as on 31.03.2025 comes to 1090 (One Thousand Ninety only) i.e. dividing Rs.10,90,000 by Rs.1000 per member. During the year 01 (one) member withdrew their membership from the society.
2. During the year, there were 05 (Five) membership transfers amongst family members.
3. Cheques were issued to members who withdrew their membership etc., but were not presented with the bank till 31st March 31.03.2025. Fresh cheques are being issued to members on production of stale cheques or otherwise. This amount is being shown as part of bank balances on payable side.
4. During the financial year, society allotted flats to Faridabad Flat members, whose money had been received and cost of Project has been allocated. The completion certificate is still pending, but since draw of flats has occurred, cost of flats till 31st March 2025 has been allocated to members in the ratio of sq. feet of flats.
5. Previous year figures' have been taken from the previous Balance Sheet.
6. Figures in Balance Sheet have been regrouped and rearranged whenever necessary so as to make them comparable with in the current year.
7. Figures in the Balance Sheet are rounded off to the nearest of the rupee.
8. The information/details given in the Audit report are as per the books maintained and determined and information are compiled and furnished on the computer.
9. Management have broadly reviewed the basis of compiling details and information and made test checked wherever considered necessary. The books and/ or the details/ information compiled in the society on the computer.
10. POMCHS has paid INR 1,76,82,000/- to HUDA Sonapat for Allotment of 1.5 acre land for Sonapat project during FY 2009-2010. However, Possession of 0.5 acre of land is yet to be received and the matter is dispute.
11. Uncertainty of recovery of INR 21,89,640/- from debtor (Kommon People Welfare Society) as the ratio in which common maintenance expenses are proportioned between Kommon People Welfare Society and POMCHS is not in agreement with KPWS.
12. TDS Receivable for AY 2011-12, 2012-13, 2014-15 and 2015-16 amounting INR 14,74,025/- is highly doubtful to be claimed now as the same is time barred.

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These notes to account should be read as part and parcel of financial statements and Audit Report and should always be treated as annexure to Balance Sheet. Society need to send and keep these notes to Accounts as an integral part of audited financial statements.

Date: 17.10.2025.
Place: New Delhi.

For Police Officers Multi state Co op Housing Society Ltd.


Chairman


Secretary


Vice- Chairman


Treasurer

For Abhishek Dixit & Associates
Chartered Accountants


(Abhishek Dixit)
F.C.A. Partner

Membership No. 532522
UDIN-25532522BMOKTT6400

