

Waheguru Ji Ka Khalsa!!
Waheguru Ji Ki Fateh!!

GHCSL AGM 2025





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ਸਤਿ ਨਾਮੁ ਕਰਤਾ ਪੁਰਖੁ
ਨਿਰਭਉ ਨਿਰਵੈਰੁ
ਅਕਾਲ ਮੂਰਤਿ ਅਜੂਨੀ
ਸੈਭੰ ਗੁਰਪ੍ਰਸਾਦਿ ॥

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Q&A / Close the meeting

Shared understanding
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PRESIDENT'S MESSAGE



Warm welcome to all members and guests

“ਵਾਹਿਗੁਰੂ ਜੀ ਕਾ ਖਾਲਸਾ, ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫਤਹਿ!”

(“Waheguru Ji Ka Khalsa, Waheguru Ji Ki Fateh!”)

Gratitude for continued support and participation

“ਧੰਨ ਧੰਨ ਰਾਮਦਾਸ ਗੁਰੂ, ਜਿਨਿ ਸਿਰਿਆ ਤਿਨੈ ਸਵਾਰਿਆ।”

(“Blessed, blessed is Guru Ram Das; the one who created you, has also exalted you.” – SGGS Ji)

Acknowledgement of the Board and committees' efforts

“ਸੇਵਾ ਕਰਤ ਹੋਇ ਨਿਹਕਾਮੀ, ਤਿਸ ਕੇ ਹੋਤ ਪਰਾਪਤਿ ਸੁਆਮੀ।”

(“One who performs selfless service, without thought of reward, shall attain Waheguru.” – SGGS Ji)

Purpose of the AGM: review progress, discuss challenges, plan ahead

“ਆਪਣ ਹਥੀ ਆਪਣਾ, ਆਪੇ ਹੀ ਕਾਜੁ ਸਵਾਰੀਐ।”

(“By one's own hand, one's own work gets accomplished.” – SGGS Ji)

Encouragement for open discussion and suggestions

“ਵਿਚਿ ਦੁਨੀਆ ਸੇਵ ਕਮਾਈਐ, ਤਾ ਦਰਗਹ ਬੈਸਣੁ ਪਾਈਐ।”

(“In this world, do service, and you shall be given a place of honor in the Court of the Lord.” – SGGS Ji)



FELICITATIONS

We gratefully acknowledge and felicitate the following individuals for their outstanding and selfless service to the Gursikh Housing Co-operative Society. Their dedication and commitment have been instrumental in the society's progress



S. Jasbir Singh Dhody
Ex-President - SGSS



S. Pritpal Singh Bhatia
President - SGSS



S. Joginder Singh
Vice President - SGSS



S. Harminder Singh
General Secretary - SGSS



9th AGM : KEY HIGHLIGHTS (2023-24)



Date & Venue

22nd Sept 2024, Guru Nanak Enclave



Major Decisions & Approvals:

- Previous minutes, annual report & financials approved
- Budget for 2024–25 passed
- Statutory auditors & service providers appointed
- Bye-law amendment: plot transfer & grievance process
- GNE enhancement budget & GST compliance approved
- Building guidelines for plots adopted
- Permanent site office proposal approved



Attendance

67 members, All Directors present



Project Progress & Approvals:

• Water, power, sewage, roads, overhead tank, park, grills



• Future: parks, trees, broadband, plot registration



Community:

- Felicitations for key contributors
- Q&A session with active participation

KEY FINANCIAL OBSERVATIONS

I&E notes 2024-25

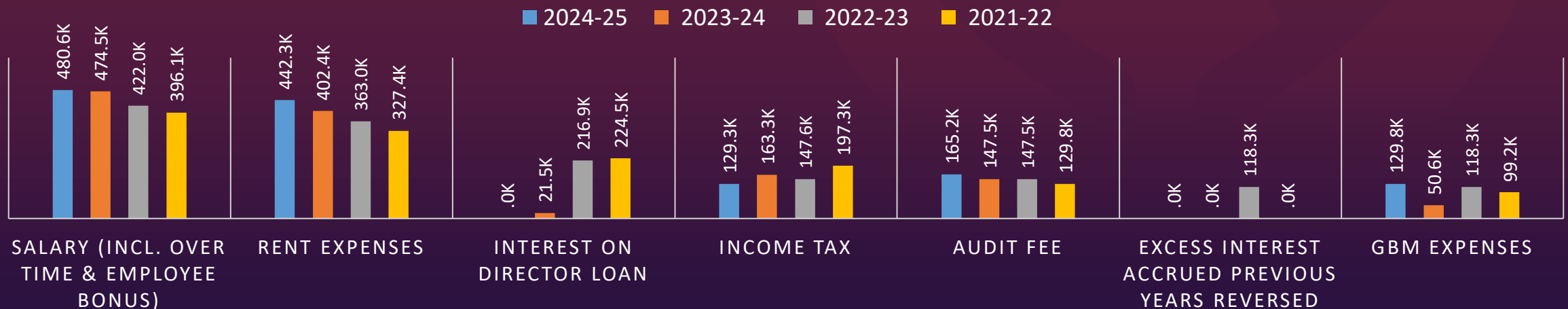
YoY We have seen a rise in the Excess of expense over income, owing to the below reasons

- AGM expenses increased to ₹ 1.29lk vs ₹ 50k
- Interest on excess amount by plot booking members was a unique expenditure amounting to ₹ 41k
- Rent expenses increased to ₹ 4.42lk vs ₹ 4.02lk (up by c. ₹ 40k) & Office expenses ₹ 74k vs ₹ 57K
- Traveling & Conveyance doubled to ₹ 37k vs ₹ 18k due to frequent site visits and follow ups with Govt. bodies for approvals

DEPOSITS FROM MEMBERS (IN CRORES)

2024-25	31.32 CR
2023-24	28.13 CR
2022-23	25.41 CR
2021-22	23.22 CR

BREAK DOWN OF KEY EXPENSES (IN THOUSANDS)



BS notes

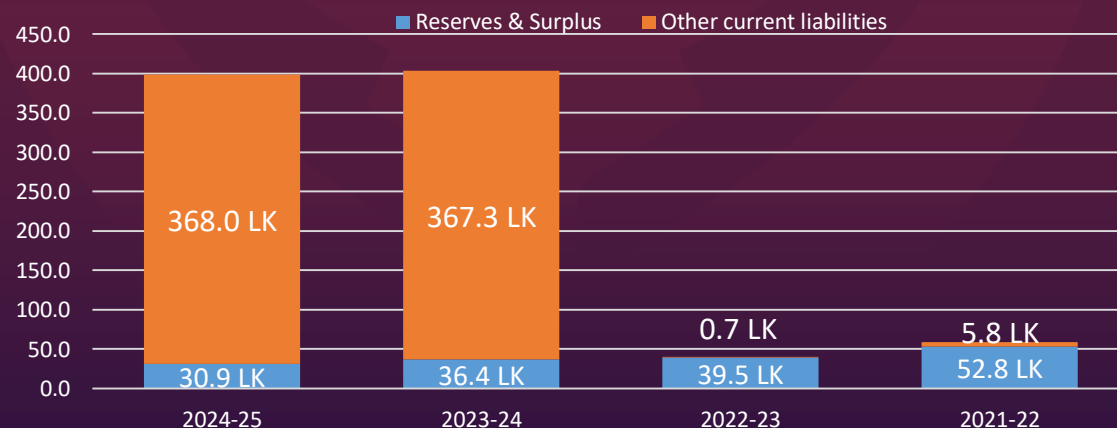
Balance sheet continues to maintain a healthy uptrend:

- We do see an Uptick of 11.37 % (c. ₹3.19cr) Deposit from members
- Current liabilities have a marginal increase by ₹72k primarily due to TDS payable to Shasman Infra Pvt Ltd ₹40k and Interest Payable on excess money received ₹41k
- We do believe that the funds when realised will be sufficient to pay the Current and Future liabilities.

MAIN ASSETS (IN CRORES)



MAIN LIABILITIES (IN LAKHS)





Proposed Budget (2025-26)



GurSikh Housing Co-Operative Society Limited.

BUDGET PROPOSAL FOR THE YEAR 2025-26

S.No	Particular	Amount	Expenditure Amount	Expected Expenditure in the next 7 Months
1	Staff Salary	600000.00	272500.00	327500.00
2	Statutory Auditor's Fee	200000.00	165200.00	34800.00
3	Architect Fee	50000.00	0.00	50000.00
4	Legal Advisor Fee	200000.00	0.00	200000.00
5	Consultant Engineer	200000.00	0.00	200000.00
6	Rental Premises	500000.00	194500.00	305500.00
7	Office Infrastructure	50000.00	0.00	50000.00
8	Travelling & Conveyance	75000.00	24855.00	50145.00
9	Telephone Charges	10000.00	2662.00	7338.00
10	Printing & Stationery	30000.00	6045.00	23955.00
	Office Expenses,	75000.00	37977.00	37023.00
11	Maintenance & Staff Welfare			
12	General Body Meeting and Inaugural Function	500000.00	0.00	500000.00
	Website Development/	10000.00	0.00	10000.00
13	Web Hosting Renewal Charges			
14	Project Budget (Land Cost, Project Development Cost & Facilitation Charges)	90000000.00	11280000.00	78720000.00
15	Election Expenses	50000.00	0.00	50000.00
16	Inauguration of GNE Layout	950000.00	0.00	950000.00
	TOTAL	93500000.00	11983739.00	81516261.00

BUDGET PROPOSAL AND EXPENDITURE FOR THE YEAR 2024-25

S.No	BUDGET PROPOSAL Amount	Expenditure Amount
1	550000.00	529291.00
2	175000.00	177700.00
3	50000.00	0.00
4	100000.00	50000.00
5	300000.00	94900.00
6	430000.00	442300.00
7	50000.00	0.00
8	35000.00	37769.00
9	10000.00	6350.00
10	20000.00	11089.00
	25000.00	34422.00
11		
	250000.00	129781.00
12		
13	10000.00	5317.00
14		
	100000000.00	49134589.00
15	0.00	0.00
	TOTAL	102005000.00
		50653508.00

Key points

The proposed budget denotes is a reduction of ~ Rs 95 lakhs from the Project budget (land and development cost)

Rs 50,000/- has been budgeted for Election expenses

Rs 12,00,000/- has been budgeted for the inauguration of the Guru Nanak Enclave Layout

KEY ASSOCIATIONS



Developer and Builder

Shasman Infra Development Pvt Ltd.

Chartered Accountants

Arun Shetty & Co.

Architects

Girdhar Architects and Consultancy



Legal Advisors

D.H Mokhashi Associates

Bankers

State Bank of India
BBR&RD Bank

Tax Advisor

Mr. Akshaya Holla Mitran & Co. LLP

GURU NANAK ENCLAVE



FOCUSED TEAM EFFORTS

- Strong volunteer support
- Resilient and positive outlook
- Consistent dedication and
- Effective teamwork



QUALITY DELIVERED

- Cemented Roads with pavements.
- Common Areas
- Boundary wall with common arch
- Underground cables & automated streetlights



SUSTAINABLE LIVING

- Rainwater harvesting
- Water storage and conservation
- Trees and green space in the layout
- Building norms for peaceful co-living
- Energy efficiency.



FUTURE READY

- Planned Layout to support future growth.
- Provision for Gas bank, Optical Fibre, CCTV, etc.
- Budget defined for Gurudwara Sahib construction & CA.
- Vastu compliance



VALUE APPRECIATION

- Legal and regulatory compliance
- BMRDA approved sites.
- “Not just a Plot”
- Branding & reputation.
- Profile of people.



ROADMAP OCT'25 ONWARDS

GHCSL ACTIVITIES

- Make payment to BVG
- Build corpus fund for maintenance
- Issue Allotment Letter
- Initiate CA site purchase process

ADMINISTRATION

- Draft Sale Deed
- Sale Deed registration
- Clear dues of developer

REGULATORY APPROVALS

- Individual Plot Khata
- RoCS approval
- Clear and marketable title report.
- RERA

POST REGISTRATION

- Bank Approval for Loan
- Establish support structure
- H/O to Resident Welfare Association
- Initiate Phase-2, Flat bookings in GNE.

SUPPORT REQUESTED FROM MEMBERS

Document Submission

As requested by the
society's office

Be part of Support groups

Assist being part of support
groups as per your area of interest.

Resident's Welfare Association

Start working on building a
Resident Welfare Association.



To be Brand Ambassadors

Build credibility of your own
society

Volunteer in activities

Need helping hands due to
high number of activities

Sharing of best practices

Let's benefit from collective
experience of members

PLANS FOR PHASE-2 GNE

BACKGROUND :

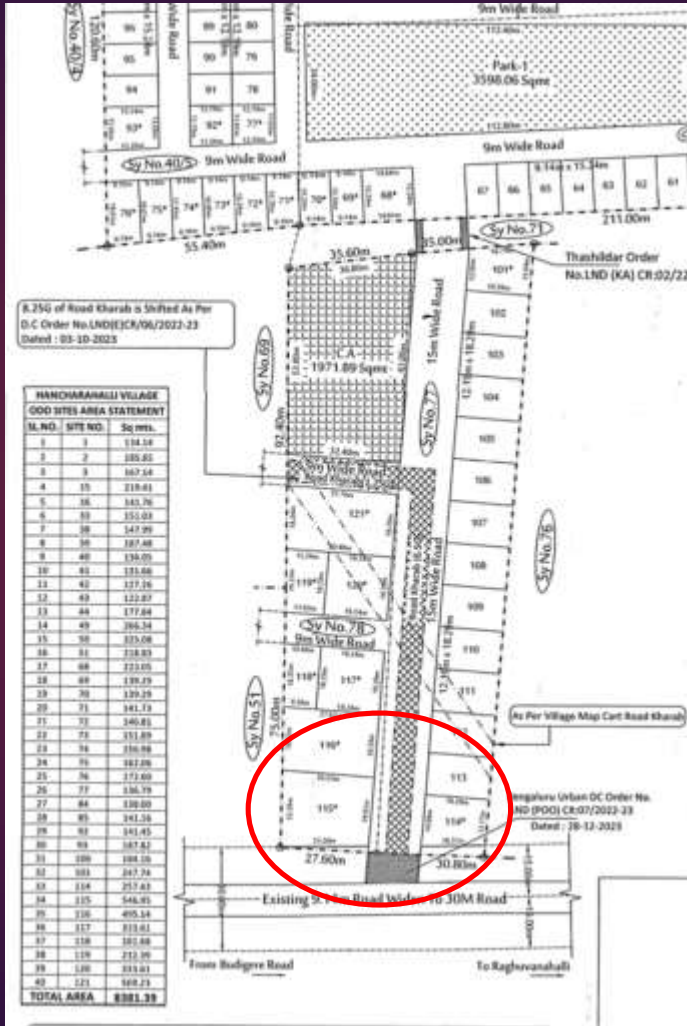
- Approximately 15,000 sq. ft. of residential land was reserved for sale at a later date.
- Money received in excess of Rs. 1675 per sq. ft. is to be used for Gurudwara construction and operationalisation.

PLAN :

- To construct around 30 Units (2 BHK and 3 BHK) on this two land parcels.
- Sell these Units to Society members.

BENEFIT :

- The Society gets to decide the end use of the plots/land.
- The Society gets to decide the 30+ plot owners, and they would be from our community.
- Would help have like minded people and better populated community with shared resources.
- Financially more suitable for members who might not prefer plot + construction on their own.



GURU NANAK ENCLAVE - LAUNCH



BACKGROUND :

- We started the work in this Project with the Ground Breaking Ceremony led by Baba Narinder Singh Ji.
- With the support of all members, and blessings of Waheguru Ji, we have reached a commendable stage of Launch of the society.



PLAN : On 2nd Nov

Sehaj Paath & Kirtan, followed by Guru Ka Langar



- Handover a docket containing: Allotment Letter, Khata, Legal Clearance Certificate, Draft Sale Deed, Approved Plan Copy, Bank Approval Letter, Valuation Certificate
- A Pen Drive with Soft Copy of all required documents.
- Transport Seva from Gurudwara Sahib to Guru Nanak Enclave.
- Launch Guru Nanak Enclave Phase-2 and take "EOI"



THANK YOU !