MINUTES OF THE RESIDENT OWNERS MEETING

Sanskruti Township Flat Owners Welfare Association (STFOWA)

Date: 26th July 2026
Time: 10:30 AM IST
Location: Cellar, Block A29

1. Executive Summary & Opening Remarks

The Executive Committee (EC) convened a Resident Owners Meeting at 10:30 AM to discuss critical statutory compliance matters, financial recovery, operational updates, and township security infrastructure. The meeting focused on reviewing the financial status, upcoming external audits, vendor AMCs, and security enhancements.

2. Statutory Compliance & Tax Notices

- **GST Status & Show Cause Notice:**
  - The EC addressed urgent compliance notices received regarding unfiled returns.
  - **Clarification:** The Executive Committee clarified that the GST being paid is collected directly from vendors/service providers and **not** sourced from the residents' regular maintenance fund.
  - **Non-Filing & Cancellation:** Returns had been pending for the last 6 months, leading to a Show Cause Notice under Form GST REG-17 (Ref No: ZA3607260095966) dated 3rd July 2026 suspending registration.
  - *Update:* Subsequent to the meeting, the GST registration (GSTIN: 36AAEAS6435L1Z3) was officially cancelled by the Tax Authorities via Form GST REG-19 on 28th July 2026 (effective date of cancellation: 01/01/2026).
- **Income Tax:** The committee discussed the necessity to resolve pending income tax assessments and unfiled returns to avoid statutory penalties.

3. Lifts AMC & Upgrades

- **OTIS Lifts:** The committee discussed the maintenance contracts for the OTIS lift systems.
- **Decision:** The members suggested proceeding with **Olympia** for the Annual Maintenance Contract (AMC).
- **Scope:** It was noted that no discussion took place regarding OTIS lift hardware upgrades.

4. Security, CCTV & Fencing

- **CCTV Cameras:** The committee reviewed the installation plan for CCTV cameras across the township.
  - It was decided to appoint **Mr. Anil garu (A05-408)** to review existing vendor quotations, conduct a field report, and oversee the installation/proper decision-making process for all CC cameras.
- **Fencing Work:** The EC requested Mr. JUK Prasad garu and Goutham garu to review existing quotations for security fencing from **Block C10 to Block C6**. If existing quotations are found insufficient, new quotations will be invited to complete the fencing work.
- **Administrative Officer (AO):** Noted the need to appoint an Administrative Officer (AO) with a designated compensation of ₹25,000.

5. Water Management & Rainwater Harvesting

- **Harvesting Pits:** Discussed the maintenance and rebuilding of rainwater harvesting pits to recharge groundwater.

- **Alternative Water Sources:** The owners suggested exploring alternative water sources through new borewells alongside constructing new water harvesting pits to ensure water security.

6. MyGate Demo & Gate Management

- **Presentation:** The MyGate team delivered a product demo highlighting key features including:
  - Guard app & visitor/vehicle management (safety & tracking overstaying visitors).
  - Resident & Admin controls, Party State status, Meera AI, and Saarthi App integration.
  - Auto-reconciliation of Cash + NEFT payments for audit bills.
  - Guard patrolling, restricted entry, and digital registers for helpers/employees.
- **Discussion:** The members evaluated the pros and cons of transitioning to MyGate, discussing logistics regarding No-Broker Hood (NBH) and managing multiple gate access points.

7. External Audit & Financial Deficit Management

- **Need for External Audit:** The EC explained the critical need to complete a thorough external audit before conducting the next General Body Meeting (GBM).
- **Auditor Engagement:** The EC proposed inviting auditors **Kasula Associates** along with the Treasurer, Auditor details, and Secretary to finalize the audit scope.
- **Dues Recovery & Financial Overview:**
  - The EC presented the recovery performance against a deficit budget environment.
  - **Total Maintenance Receipts Collected (Dec 2024 – Jun 2026):** ₹7,71,72,538.
  - **Old Maintenance Dues Recovered:** ₹2,48,43,589 (including ₹39,24,631 from dues above ₹1 Lakh and ₹72,43,309 from dues below ₹1 Lakh).
  - **High-Value Recoveries (>₹90k):** Recovered ₹39,00,469 across 28 significant defaulter flat accounts.
  - **Deficit Management:** Total receipts standing at ₹8,25,56,426 against total operational payments of ₹8,87,77,414 for the extended 2025–2026 period.
  - **Additional Liabilities Paid:**
    - PF Dues (30% paid): ₹27,84,821.
    - Pending Income Tax (FY 2014-15, 2015-16, 2017-18): ₹40,08,092.
    - Solar Panel Settlement & Loan: ₹4,19,396.
    - TSHB Religious Rent: ₹4,00,000.

8. Action Items & Next Steps

#	Action Item	Assigned To / Lead	Target / Status
1	Rectify GST status post-cancellation & address pending filings	Treasurer, Secretary & Auditor	Immediate
2	Engage **Kasula Associates** for external audit before GBM	Treasurer / Secretary	Prior to GBM
3	Finalize Olympia for Lifts AMC	Executive Committee	Pending Contract

#	Action Item	Assigned To / Lead	Target / Status
4	Review camera quotes, conduct field report for CCTV Cameras	Mr. Anil (A05-408)	Next Meeting
5	Review & invite fencing quotes (Block C10 to C6)	Treasurer	In Progress
6	Identify locations for new borewells & harvesting pits	Civil Works Team	In Progress
7	Process AO appointment (Salary: ₹25,000)	Executive Committee	Pending Final Selection

FORM GST REG -17

[See Rule 22(1)]

Reference No.: ZA3607260095966 **Date:** 03/07/2026

To

Registration Number (GSTIN/UIN): 36AAEAS6435L1Z3

sanskruti township flat owners welfareassociation

block no.A-21,stilt floor,pocharam,ghatkesar,Rangareddy,Telangana,500088

Show Cause Notice for Cancellation of Registration

Whereas on the basis of information which has come to my notice, it appears that your registration is liable to be cancelled for the following reasons:

1. Section 29(2)(c)- Person, other than paying tax u/s 10, failed to furnish returns for prescribed periods

Remarks:

You are hereby directed to furnish a reply to the notice within seven working days from the date of service of this notice.

You are hereby directed to appear before the undersigned authority on 10/07/2026 at 12:30 .

If you fail to furnish a reply within the stipulated date or fail to appear for personal hearing on the appointed date and time, the case will be decided ex parte on the basis of available records and on merits.

Please note that your registration stands suspended with effect from **03/07/2026**.

Kindly refer the supportive document attached for case specific details.

Place: Telangana

Date: 03/07/2026

Kavyasri S
Deputy State Tax Officer
Ghatkesar

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FORM GST REG -19

[See rule 22(3)]

Reference Number: ZA360726207041V Date: 28/07/2026

To

Name: sanskruti township flat owners welfareassociation

Address: block no.A-21,stilt floor,pocharam,ghatkesar,Rangareddy,Telangana,500088

GSTIN / UIN: 36AAEAS6435L1Z3

Application Reference Number (ARN): AA360726005314F Date:

Order for Cancellation of Registration

This has reference to show cause notice issued dated **03/07/2026**.

Whereas no reply to the show cause notice has been submitted; and whereas, the undersigned based on record available with this office is of the opinion that your registration is liable to be cancelled for following reason(s):

1. Section 29(2)(c)- Person, other than paying tax u/s 10, failed to furnish returns for prescribed periods

Remarks:

The effective date of cancellation of your registration is **01/01/2026**.

2. Kindly refer to the supportive document(s) attached for case specific details. - Not Applicable
3. It may be noted that a registered person furnishing return under sub-section (1) of section 39 of the CGST Act, 2017 is required to furnish a final return in FORM GSTR-10 within three months of the date of this order.
4. You are required to furnish all your pending returns.
5. It may be noted that the cancellation of registration shall not affect the liability to pay tax and other dues under this Act or to discharge any obligation under this Act or the rules made thereunder for any period prior to the date of cancellation whether or not such tax and other dues are determined before or after the date of cancellation.

Place: Telangana

Date: 28/07/2026

Signature valid

Digitally signed by SANGU KAVYA SRI

Date: 2026.07.28 16:38:08 IST

Kavyasri S

Deputy State Tax Officer

Ghatkesar

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Receipts Summary Statement Period From 01/12/2024-31/03/2026																				
MONTHS	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	TOTAL
MAINTENANCE	4493792	3216397	3504031	4807395	4321051	3928635	4308205	4611383	3897904	3899854	3497508	3516073	4180882	3381846	5246645	3612105	4185605	4250842	4312385	77172538
OLD DUES MC	1549263	786578	1129962	1617363	1601234	1371933	1509738	1164853	718436	1332330	1286198	1239380	1351119	1145142	1142878	1104890	1074956	1798778	1918558	24843589
1 Lakh Above	0	0	93294	190000	0	100000	0	740528	469910	180000	0	0	285000	0	1526229	143670	196000	0	0	3924631
1 Lakh Below	729140	303416	196991	860421	382418	346212	512941	489995	610586	195732	193076	258721	324064	123674	366831	289731	563544	183215	312601	7243309
MC ADV PAID	0	131400	131880	69360	164820	17100	136980	100530	54000	55140	41280	36480	67680	92160	99240	24960	122880	69840	0	1415730
REGULAR MC	2215389	1995000	1951904	2070251	2172579	2093390	2148546	2115477	2044972	2136652	1976954	1981492	2153019	2020870	2111467	2048854	2228225	2199009	2081226	39745276
TOTAL MC	4493792	3216394	3504031	4807395	4321051	3928635	4308205	4611383	3897904	3899854	3497508	3516073	4180882	3381846	5246645	3612105	4185605	4250842	4312385	77172535
FIXED DEPOSIT AMT	0	2784821	0	4100000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6884821
DISPLY AMT	21000	33237	34949	17443	29500	88364	10000	17000	27000	14000	61186	42000	63272	50200	58449	58143	37000	63992	33000	759735
FLAT VACATING	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
M/C MISC INCOME	133000	42900	52100	52350	81000	84300	89500	50969	78000	51000	55500	32150	129650	62000	54535	81985	52900	104650	44500	1332989
CABLE TV	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SHOP RENT	80200	93760	80794	94200	84200	80200	74200	123861	84370	100370	78675	121557	76132	107149	89692	85200	98675	94437	90200	1737872
COMMERCIAL RENT	145878	130379	109217	142642	73338	78517	218692	157868	149580	112527	157120	154765	154049	145641	156251	154676	130404	134743	151963	2658250
ADONOMO SCREEN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ICICI BANK ATM	0	39600	0	0	0	0	0	0	0	0	0	0	65340	0	0	0	0	0	0	104940
ELECTRICAL AMT	2000	5100	2500	5280	8150	3600	2000	16856	6920	11625	2604	19904	2224	7084	5810	29927	4630	6427	28734.86	171375.86
FIXED INTEREST	172938	0	55171	125160	0	55618	54620	0	55497	54620	0	55456	50156	0	55416	50156	0	55618	46506	886932
SB INTEREST	0	6207	0	2648	0	0	6103	0	0	5248	0	0	4672	0	0	7851	0	0	11748	44477
CGST CHARGES	26301	35054	67175	30446.5	28655	38436	39283	35169.5	27548.5	29897	34866	40881	40663	33259.5	36853	35230	30334	32356	33278	675686
SGST CHARGES	26301	35054	67175	30446.5	28655	38436	39283	35169.5	27548.5	29897	34866	40881	40663	33259.5	36853	35230	30334	32356	33278	675686
FILM SHOOTING	0	0	280000	0	0	120000	0	0	0	0	0	0	0	0	0	0	0	0	95000	495000
GAS CHARGES	30882	3438	15981	15290	16301	7028	2273	13875	3719	10866	2000	1624	1471	130	7072	349	1165	0	0	133464
MSD CRICKET	0	0	0	0	0	0	0	0	0	0	0	20000	0	0	30000	0	0	30000	0	80000
TAX REFUND	0	0	10890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10890
RE PAINTING CHARGES	52775	0	41542	20711	3250	10916	31750	68207	42741	5000	0	3366	23905	0	128841	23905	30618	5366	5000	497893
INTERNET AMT	34949	82342	231234	73836	121156	51814	125394	83836	36949	89182	79322	97709	76922	56561	93347	81692	62770	58135	77372	1614522
GARBAGE CHARGES	171854	81182	91548	112911	106098	109241	117752	124217	105826	108814	92141	96773	98205	94187	100439	95030	106031	96098	101991	2010338
SCRAP AMOUNT	0	0	0	0	0	0	0	4100	4100	0	6000	0	0	0	0	0	0	0	0	14200
TEMPLE RENT	0	0	0	0	0	135000	0	0	0	0	0	0	0	0	0	0	0	0	0	135000
INTEREST RENTAL	1860	473	0	0	113	0	0	630	0	0	135	113	0	0	0	0	0	120	587	4031
Plumbing & Electrical charges	0	3250	5650	1500	5095	2050	1260	950	1450	2050	500	0	0	0	0	0	0	0	0	23755
CAR PASS AMOUNT	0	0	0	0	0	0	0	0	0	0	0	0	0	7850	4350	0	0	0	0	12200
MAJID RENT	0	0	0	0	0	0	0	0	0	0	0	17112	0	0	0	0	0	0	0	17112
CHURCH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9024	9024
WRONG TR TO MC A/C	27000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27000
AUTO CHARGES	0	0	0	0	0	0	0	0	7076	5596	0	950	0	0	0	0	0	0	0	13622
TOTAL	14408314	13025982	11658019	19247049	13548664	12689425	13736725	14566857	12352037	12330254	11097439	11293460	13369970	10742859	16597843	11575689	13141676	13466824	13699336.86	

Maintenance Receipts Above Rs.90000				
1	T. HARITHA CHANDRASEKHARARAO	A19-306	03-Feb-2025	₹93,294.00
2	R RAM DEVA RAO	A21-106	19-Mar-2025	₹50,000.00
3		A21-106	09-May-2025	₹1,00,000.00
4		A21-106	31-May-2025	₹40,000.00
24	THAKUR SANTOSH	A23-404	06-Feb-2026	₹3,14,484.00
25		A23-404	03-Feb-2026	₹3,00,000.00
11	M APARNA DEEPTHI	A26-104	05-Jul-2025	₹1,58,131.00
10	VOSHAVAR HARIKA	A26-206	10-Jul-2025	₹70,287.75
9	A Kanaka Durga	A28-202	19-Jul-2025	₹1,84,546.25
14	CH . SANTHOSHAMMA	A33-205	04-Aug-2025	₹1,04,610.00
26	K MANIK RAO	A46-303	10-Mar-2026	₹1,43,670.00
27	GOURISETTY SRINIAS	A50-405	30-Apr-2026	₹98,000.00
28	GOURISETTY SRINIAS	A50-405	30-Apr-2026	₹98,000.00
13	N VISHNU VARDHAN	AB10-104	13-Aug-2025	₹1,30,790.00
17	K PRATAP REDDY	AB36-108	27-Dec-2025	₹1,00,000.00
19	B KRISHNA KUMARI	AB36-405	05-Dec-2025	₹75,837.00
23	K NARENDRA REDDY (C09-902)	C09-902	13-Feb-2026	₹5,58,452.00
16	KALLEM SWATHI NISCHALA	D01-104	02-Sep-2025	₹1,80,000.00
18		D01-104	21-Dec-2025	₹95,000.00
20		D01-104	02-Dec-2025	₹90,000.00
22	V SATYAVATHI	D02-406	25-Feb-2026	₹96,597.00
15	NAGELLA ARUNDATHI	D04-106	02-Aug-2025	₹1,54,510.00
5	GIRI RAJENDER (Old)	D04-205	30-Jul-2025	₹1,57,564.00
6		D04-205	30-Jul-2025	₹50,000.00
7		D04-205	30-Jul-2025	₹70,000.00
8		D04-205	30-Jul-2025	₹50,000.00
12	MEDICHETTI RAM MOHAN (New)	D04-205	18-Aug-2025	₹80,000.00
21	CHANDRAMOULI PRASANTHI	D04-501	27-Feb-2026	₹2,56,696.00
				₹39,00,469.00

Details of Additional Expenditure		
Date	**Particualr**	**Amount**
01/01/25	PF Amount (Total 92,82735) Paid 30%	2784821
11/03/25	Income Tax FY 2015-2016	1195946
	FY 2014-2015	1256073
	FY 2017-2018	1556073
16/04/25	Solar Panel (Final payment)	119396
30/05/25	Religious Rent paid to TSHB	400000
16/09/25	Solar Panel Loan amount paid	300000
		7612309

Month	Receipts	Payments
Jan-25	6598010	6906020
Feb-25	4674813	4436102
Mar-25	9676433	8867428
Apr-25	4906562	4869787
May-25	4834049	5572159
Jun-25	5126432	4725643
Jul-25	4958103	5349392
Aug-25	4621699	4627081
Sep-25	4552432	5142531
Oct-25	4121644	4192035
Nov-25	4265708	4412037
Dec-25	5009944	4019913
Jan-26	3982896	4300266
Feb-26	6104223	4385389
Mar-26	4353012	4279899
Apr-26	4770466	3369002
May-26		5181230
Jun-26		4141500
	82556426	**88777414**