ABDUL RAHMAN & CO.
CHARTERED ACCOUNTANTS

January 1st, 2025

Ref. No. ARCO/AC/ACHS/2024
Circle Registrar (Audit)
Cooperative Societies,
Punjab, Lahore

Dear Sir,

CERTIFICATE IN RESPECT OF MATTERS OTHER THAN THOSE REPORTED IN AUDIT REPORT

We have been requested by the Circle Registrar (Audit), Cooperative Societies in his letter dated September 27, 2024 bearing reference number RCS/Audit/Allo-24/625 to report on the following Matters with respect to the annual audit of the Alfalah Cooperative Housing Society Limited (the Society) for the year ended June 30, 2024.

Scope of Certificate
Statutory auditor's certificate is required to certify certain matters regarding the financial statement of the Society for the year ended June 30, 2024. This Certificate is required to be issued in accordance with the Guidelines for issuance of Certificates for Special Purposes by Practicing Chartered Accountant Firms Issued by the institute of Chartered Accountants of Pakistan.

Management Responsibility
The responsibilities for the contents of financial statement and related matters their recording and disclosing them accurately in its books of accounts, and compliance with all the codal procedures, legal and regulatory formalities remain with the Managing Committee members of the society.

Statutory Auditor's Responsibility
Our responsibility is to verify the matters in question required to be disclosed by respected Circular Registrar (Audit) Cooperative Societies Punjab, Lahore in respect of annual audit of the society for the year ended June 30, 2024. In doing so, we performed the following procedures:

- Reviewed the relevant notes as contained in the audited financial statements of the year 2024 for the disclosure of the same in the statement of financial position, Income and expenditure account and receipt and payment account for the year then ended.
- Discussion with the management to develop understanding of trail of events and
- Obtained management representation regarding matters in question.

Certificate
Based on the information provided and explanations given upon inquiries, by the management during our field work for audit of the society for the year ended June 30, 2024 and results of our procedures applied we hereby certify:

47 A-1, Gulberg III, Near Gurumangat Road, Lahore.
+92 333 4953149 +92 42 35135014 abdul_fca@hotmail.com

		2024 Rupees	2023 Rupees
1	SHARE CAPITAL		
	Balance at beginning of the year	4,666,000	4,635,000
	Add : Received during the year	1,000	31,000
	Less : Adjustments during the year	-	-
	Balance at end of the year	4,667,000	4,666,000

1.1 The opening balance was verified from the prior year audited financial statements.

1.2 Member desiring to have residential plots will have to purchase share(s) at following rates:

Size of plot	Shares to be purchased
Upto 15 marla	One share
16 to 30 marla	Two shares
31 to 60 marla	Four shares
More than 60 marla	Five shares

(These measures will be as per local revenue scale)

1.3 As per clause 17 of the Bye-laws of the Society, every member will have to purchase at least one full share amounting to Rs. 1,000/- which will be paid in lump sum at the time of admission.

2 GENRAL RESERVE FUND

As per cause 50(ii) of the bye laws, each year society will keep 10% of its net profit as reserve fund, which will be indivisible. Although there was a surplus in the current year, the society did not maintain the required percentage for the reserve fund.

			2024 Rupees	2023 Rupees
3	ACCUMULATED (DEFICIT) / SURPLUS			
	Balance at beginning of the year		66,562,093	68,561,450
	Add: Surplus/ (Deficit) for the year		2,773,662	(1,999,357)
	Balance at end of the year		69,335,755	66,562,093
4	MEMBER DEPOSIT AGAINST COST OF LAND			
	Balance at beginning of the year		2,342,024,943	2,335,752,943
	Addition during for the year		2,695,750	6,272,000
	Adjustment during the year		-	-
	Balance at end of the year		2,344,720,693	2,342,024,943
5	TRADE AND OTHER PAYABLES			
	Accrued expenses		242,054	41,738
	Other payables		407,258	773,286
	Agricultural income tax	5.1	1,553,230	-
	Provision for taxation		568,100	54,343
			2,770,642	869,367

5.1 The society has been notified to pay an agricultural income tax of Rs. 2,329,845, imposed under Section 10 of the Punjab Agricultural Income Tax Act, 1997. Amount will be paid in three equal instalments. First instalment of Rs. 776,615 has been paid this year.

6 CONTINGENCIES AND COMMITMENTS

The society has provided only list of legal cases (annexure attached). Such cases are disclosed in notes to the financial statements.

	2024 Rupees	2023 Rupees
7 OPERATING FIXED ASSETS		
Vehicles	206,924	279,836
Furniture and fixture	153,997	62,997
Office equipment	372,129	292,509
Computers	135,158	33,108
Sign board	60,691	75,864
	928,899	744,314

7.1 The opening balance was verified from the prior year audited financial statements.

7.2 Fixed asset schedule is attached a per annexure. Addition/Disposal during the year in fixed asset are checked with record. Fixed asset are valued at cost less accumulated deprecation calculated on straight line method.

7.3 Addition during the year include chair, table lamp, LCD, computers, printer HP 4003 and office equipments such as bracket fans and photocopier machine RICOH 3351.

	2024 Rupees	2023 Rupees
8 INTANGIBLE ASSETS		
Balance at beginning of the year	5,279	6,598
Addition during the year	-	-
Less: amortization	(1,055)	(1,319)
Balance at end of the year	4,224	5,279

8.1 It represent cost of accounting software.

8.2 Amortization charge for the year has been allocated to administrative expenses. This is depreciated at the rate of 20%.

	2024 Rupees	2023 Rupees
9 LAND AT COST		
Balance at beginning of the year	2,020,242,361	2,020,242,361
Addition during the year	640,550	-
Deletions during the year	-	-
Balance at end of the year	2,020,882,911	2,020,242,361

9.1 The opening balance was verified from the prior year audited financial statements.

9.2 An amount of Rs. 640,550 relates to a mutation fee of Rs. 200,000, other land charges of Rs. 330,300, and land survey costs of Rs. 110,250.

			2024 Rupees	2023 Rupees
10	**LAND DEVELOPMENT EXPENDITURE**			
	Opening balance		57,261,262	56,226,262
	Addition during the year		165,000	1,035,000
	Closing balance		**57,426,262**	**57,261,262**
11	**ADVANCE & OTHER RECEIVABLES**			
	Purchase of land	11.1	4,040,521	6,901,321
	Advance to staff against salary	11.5	501,654	1,369,984
	Advance to staff against Imprest		45,000	45,000
	Security deposit		900,000	900,000
	Other advances	11.2	104,172	300,000
	Advance tax	11.3	33,098,237	21,812,364
			38,689,584	**31,328,669**
11.1	**Purchase of land**			
	Opening		6,901,321	6,901,321
	Addition during the year		-	-
	Transferred/adjustments-net		(331,300)	-
	Advances written off		(2,529,500)	-
	Closing		**4,040,521**	**6,901,321**
11.2	**Other advances**			
	Opening		300,000	300,000
	Addition during the year		-	-
	Transferred/adjustments-net		4,172	-
	Advances written off		(200,000)	-
	Closing		**104,172**	**300,000**
11.3	**Advance tax**			
	Bank profits		29,235,863	20,015,393
	Cash withdrawal		71,699	71,699
	Utilities		400,342	334,939
	Motor vehicles		74,173	74,173
	Immovable property		1,316,160	1,316,160
	Advance tax		2,000,000	-
			33,098,237	**21,812,364**

11.4 The opening balance was verified from the prior year audited financial statements.

11.5 Advances to employees during the year are approved by management committee of the society.

11.6 Movement during the year were verified by CPR provided by the management.

			2024 Rupees	2023 Rupees
12	CASH AND BANK BALANCES			
	Cash in hand	12.1	41,814	10,315
	Cash at bank - in saving accounts	12.2	299,527,243	301,388,768
			299,569,057	301,399,083

12.1 The opening balance was verified from the prior year audited financial statements.
We were unable to verify cash in hand as on June 30,2024 since our appointment as auditor was made after the close of financial year end. However we received certificate of cash in hand from management.

		2024 Rupees	2023 Rupees
12.2	Cash at bank		
	Details of Banks		
	Bank Alfalah Ltd Gulberg Branch, Lahore	60,920,167	100,547,762
	Dubai Islamic Bank, Urdu Bazar Lahore	9,259,508	75,615,391
	Soneri Bank Limited, Circular Road Branch, Lahore	229,347,568	125,225,615
		299,527,243	301,388,768

12.2.1 The opening balances were verified from prior year audited financial statements.

12.2.2 We have sent bank confirmations to all three active banks to verify the balances as of June 30, 2024, and have received confirmations from Alfalah Bank Ltd, Dubai Islamic Bank Ltd, and Soneri Bank Ltd.

12.2.3 The balances were verified using the bank statements provided.

			2024 Rupees	2023 Rupees
13	INCOME			
	Admission fee		1,026,000	1,422,000
	Transfer fee		1,800,000	2,630,000
	Other receipts		238,770	295,458
	Bank profit	13.1	62,321,516	46,909,323
			65,386,286	51,256,781

13.1 We have received bank profit certificates and statements to verify that the bank balances align with the books. Some differences were noted in the balances of Soneri Bank Ltd and Dubai Islamic Bank, for which reconciliations have been provided.

		2024	2023
		Rupees	Rupees
14	EXPENDITURE		
	Salaries & allowances	22,560,184	22,899,687
	Administrative expenses	39,483,145	30,288,780
	Financial charges	1,195	13,328
	Total Expenditures	**62,044,524**	**53,201,795**

We checked the expenses on test basis and found in order. Expenses are duly approved by management committee.

During the year, a portion of advances pertained to payments were made against land. The management took numerous proactive measures to recover these advances. Despite these efforts, recovery was not possible as the parties involved had changed their contact information and ceased responding to the letters and communications sent by the management. Consequently, these advances were written off with the approval of the management committee.

15 ACCOUNTING SYSTEM

Society is using accrual & cash basis accounting for recording its financial transactions.

16 TAX STATUS

Income tax return for the tax year 2024 has been filed under section 114 of the Income Tax Ordinance 2001.

17 LITIGATION POSITION: LAWYERS AND PROFESSIONAL CHARGES

A certificate regarding litigation cases is attached with this report. We had sent letters for direct confirmation to lawyer for obtaining current status of litigation and received response.

18 PURCHASES AND SALES OF ELECRTRICITY

Since society is in process of developing a layout plan so there is no such agreement of purchase and sale of electricity.

19 HUMAN RESOURCES

The total strength of management and staff of society are 37. All employees are hired on contractual basis. Employees files have not been properly maintained by society.

20 INTERNAL AUDIT COMMITTEE

The society has established an internal audit committee which review internal audit report twice a year.

21 APPROVAL OF BUDGET

According to clause 30(7) of bye laws of the society, an annual budget is required to be prepared and approved in the general meeting. We have been provided with the budget for the year 2023-2024.

22 **INTERNAL CONTROLS**

During course of audit, we evaluated internal controls implemented by management which were found satisfactory.

23 **ANNUAL GENERAL MEETING**

As per section 53 of bye laws, Annual General Meeting shall be held between 1st of July to 31st December each year. If the society fails to convene General Meeting within time, the Registrar shall convene it. Last Annual General Meeting was held on May 6th, 2023.

24 **DISCUSSION OF REPORT WITH MANAGEMENT**

We discussed the report with management before submission to the registrar Cooperative Housing Societies (Punjab).

	Attachments with the report	ATTACHED AS ANNEXURE
1	Financial Statements	A
2	Audit Memo	B
3	Share capital- Performa A & B	C
4	Certificate of Registration	D
5	By-Laws	E
6	Form Alif, Baay & Jeem	F
7	List of Managing Committee members	G
8	Bank List with Bank statements	H
9	List of Members	I
10	List of Pending Litigations	J
11	Certificate of Cash in Hand	K
12	Certificate of land title	L
13	Copy of Budget	M
14	List of Employees	N
15	Certificate of Meetings held during the year	O

Restriction on use and distribution

This certificate is issued to the Circle Registrar (Audit), Cooperative Societies for his reference and record and is not to be used or distributed for any other purpose or to be presented in any court of law. This Certificate is restricted to the facts stated herein.

Yours truly,

A. Rahman & Co.

ABDUL RAHMAN & CO. Chartered Accountants

Abdul Rahman & Co.,
Chartered Accountants

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT JUNE 30, 2024

	Note	2024 Rupees	2023 Rupees
ASSETS			
Non Current Assets			
Cost of land	3	2,020,882,911	2,020,242,361
Land development charges	4	57,426,262	57,261,262
Operating fixed assets	5	928,899	744,314
Intangible assets	6	4,224	5,279
		2,079,242,296	2,078,253,216
Current Assets			
Advances and other receivables	7	38,689,584	31,328,669
Accrued income - bank profit		3,993,153	3,141,435
Cash and bank balances	8	299,569,057	301,399,083
		342,251,794	335,869,187
TOTAL ASSETS		2,421,494,090	2,414,122,403
CAPITAL AND LIABILITIES			
Share Capital and Reserves			
Share capital	9	4,667,000	4,666,000
Accumulated funds	10	69,335,755	66,562,093
		74,002,755	71,228,093
Non Current Liabilities			
Members' deposit for land	11	2,344,720,693	2,342,024,943
Current Liabilities			
Trade and other payables	12	2,770,642	869,367
Contingencies and Commitments	13		
TOTAL CAPITAL AND LIABILITIES		2,421,494,090	2,414,122,403

PRESIDENT GENERAL SECRETARY FINANCE SECRETARY

ALFALAH COOPERATIVE HOUSING SOCIETY LTD. LAHORE.

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
INCOME AND EXPENDITURE ACCOUNT
FOR THE YEAR ENDED JUNE 30, 2024

	Note	2024 Rupees	2023 Rupees
Income			
Admission fee	14	1,026,000	1,422,000
Transfer fee	15	1,800,000	2,630,000
Other receipts		238,770	295,458
Bank profit	16	62,321,516	46,909,323
		65,386,286	51,256,781
Expenditure			
Salaries and allowances	17	22,560,184	22,899,687
Administrative expenses	18	39,483,145	30,288,780
Financial charges - bank charges		1,195	13,328
		(62,044,524)	(53,201,795)
(Deficit) / Surplus before Taxation		3,341,762	(1,945,014)
Taxation		(568,100)	(54,343)
Net (Deficit) / Surplus for the Year		2,773,662	(1,999,357)

PRESIDENT GENERAL SECRETARY FINANCE SECRETARY

ALFALAH COOPERATIVE HOUSING SOCIETY LTD. LAHORE.

AL FALAH COOPERATIVE HOUSING SOCIETY LIMITED
RECEIPT AND PAYMENT ACCOUNT
FOR THE YEAR ENDED JUNE 30, 2024

RECEIPTS

	2024 Rupees	2023 Rupees
Opening Balances		
Cash in hand	[illegible]	[illegible]
Cash at banks	[illegible]	[illegible]
	[illegible]	[illegible]
Capital Receipts		
Receipt from members	[illegible]	[illegible]
Fixed assets	[illegible]	[illegible]
	[illegible]	[illegible]
Revenue Receipts		
Receipt from admission fee	[illegible]	[illegible]
Transfer fee	[illegible]	[illegible]
Other receipts	[illegible]	[illegible]
Bank profit	[illegible]	[illegible]
Advances and other receivables		
Trade and other payables	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]

PAYMENTS

	2024 Rupees	2023 Rupees
Capital Payments		
Payment against purchase of assets	[illegible]	[illegible]
Payment against land development charges	[illegible]	[illegible]
Payment against purchase of land	[illegible]	
	[illegible]	[illegible]
Revenue Payments		
Salaries, allowances and benefits	[illegible]	[illegible]
Uniforms	[illegible]	[illegible]
Office rent	[illegible]	[illegible]
Legal and professional charges	[illegible]	[illegible]
Fees, rates and taxes	[illegible]	[illegible]
Vehicle running and maintenance	[illegible]	[illegible]
Postage and telephone	[illegible]	[illegible]
Utilities	[illegible]	[illegible]
Printing and stationery	[illegible]	[illegible]
Advertisement	[illegible]	[illegible]
Entertainment	[illegible]	[illegible]
Repair and maintenance	[illegible]	[illegible]
Arms and ammunitions	[illegible]	[illegible]
Auditor's remuneration	[illegible]	[illegible]
Generator running and maintenance	[illegible]	[illegible]
Software and web maintenance charges	[illegible]	[illegible]
Newspapers and periodicals	[illegible]	[illegible]
Travelling and conveyance	[illegible]	[illegible]
Office Expenses	[illegible]	[illegible]
Site expenses	[illegible]	[illegible]
Taxation	[illegible]	[illegible]
Bank charges	[illegible]	[illegible]
Agricultural Income Tax	[illegible]	
Advances and other receivables	[illegible]	[illegible]
Accrued Income - bank profit	[illegible]	[illegible]
Loss on disposal of asset	[illegible]	
	[illegible]	[illegible]
Closing Balances		
Cash in hand	[illegible]	[illegible]
Cash at banks	[illegible]	[illegible]
	[illegible]	[illegible]
	[illegible]	[illegible]

PRESIDENT

GENERAL SECRETARY

FINANCE SECRETARY

LAHORE

1 Status and Operations

The Alfalah Cooperative Housing Society Limited (the Society) was registered with the Registrar Cooperative Societies Punjab, Lahore on December 6, 2004 vide registration no. 1389, under the provision of the Cooperative Societies Act, 1925. The main objective of the society is to purchase land, develop it for onward allotment of residential and commercial plots to members as approved by the Managing Committee of the Society.

The registered office of the Society is situated at 100-A, Gulberg-3, Lahore. The Society is situated at Mauza Hayr and Mauza Tatley, Lahore Cantt, Bedian Road, Lahore.

2 Basis of Preparation

2.1 Statement of compliance

These financial statements have been prepared in accordance with the accounting and reporting standards as applicable in Pakistan. The accounting and reporting standards applicable in Pakistan comprise of:

- International Financial Reporting Standards for Small and Medium-sized Entities (IFRS for SMEs); and
- Provisions of and directives issued under the Cooperative Societies Act, 1925 and Cooperative Societies Rules, 1927.

In case requirements differ, the provisions of and directives issued under the Cooperative Societies Act, 1925 and Cooperative Societies Rules, 1927 shall prevail.

2.2 Significant accounting policies

These financial statements have been prepared under the historical cost convention.

2.2.1 Fixed assets

These are stated at cost less accumulated depreciation. Depreciation is calculated using the straight line method. Depreciation is charged on additions during the year. No depreciation charged in the year of disposal.

2.2.2 Cost of land

Cost of land includes purchase price and other costs in brining the land to its present condition. Cost of land comprises the purchase price, other taxes, registry charges, legal charges (stamp papers), registry commission, costs directly attributable to acquisition and other similar costs in determining the cost of land.

2.2.3 Members' deposit for land

Members' deposit for land is recognized on cash basis.

2.2.4 Cash and cash equivalents

Cash and cash equivalents are carried at cost. For the purpose of statement of cash flows, cash and cash equivalents comprise cash in hand and cash at banks in savings accounts.

2.2.5 Trade and other payables

Liabilities for trade and other amounts payable are carried at cost which is the fair value of the consideration to be paid or given in future for goods and services received or to be delivered or for any other amount, whether or not billed to the Society.

2.2.6 Revenue recognition

- Fees for admission of member into the Society are recognized when received.
- Fees for transfer of ownership of property in the name of member of the Society are recognized when received.
- Profit on bank deposits is recognized on an accrual basis.
- Miscellaneous / other income is recognized when received.

2.2.7 Taxation

Provision for current taxation is based on taxable income for the year determined in accordance with the prevailing law for taxation and is calculated using prevailing tax rates or tax rates expected to apply to the profit for the year, if enacted. The charge for current tax also includes adjustments where considered necessary, to provision for tax made in previous years arising from assessments finalized during the current year for such years. Income tax expense is recognized in the income and expenditure account.

		Note	2024 Rupees	2023 Rupees
3	Cost of Land			
	Opening balance		2,020,242,361	2,020,242,361
	Purchased / transferred during the year		640,550.00	-
	Closing balance		2,020,882,911	2,020,242,361
4	Land Development Charges			
	Opening balance		57,261,262	56,226,262
	Additions during the year		165,000	1,035,000
	Closing balance		57,426,262	57,261,262

		Note	2024 Rupees	2023 Rupees
6	**Intangible Assets**			
	Net Carrying Value			
	Net carrying value - opening balance		5,279	6,598
	Additions during the year		-	-
			5,279	6,598
	Amortization during the year		(1,055)	(1,319)
	Net carrying value as at June 30, 2022		4,224	5,279

6.1 It represent cost of accounting software.

6.2 Amortization charge for the year has been allocated to administrative expenses. This is depreciated at the rate of 20%.

		Note	2024 Rupees	2023 Rupees
7	**Advances and Other Receivables**			
	Purchase of land		4,040,521	6,901,321
	Staff against salary		501,654	1,369,984
	Staff against imprest		45,000	45,000
	Security deposit		900,000	900,000
	Other advances		104,172	300,000
	Advance tax	7.1	33,098,237	21,812,364
			38,689,584	31,328,669
7.1	Purchase of land			
	Opening		6,901,321	6,901,321
	Addition during the year		-	-
	Transferred/adjustments-net		(331,300)	-
	Advance Written Off		(2,529,500)	-
	Closing		4,040,521	6,901,321
7.2	Other advances			
	Opening		300,000	300,000
	Addition during the year		-	-
	Transferred/adjustments-net		4,172	-
	Advance Written Off		(200,000)	-
	Closing		104,172	300,000
7.3	Advance tax			
	Bank profits		29,235,863	20,015,393
	Cash withdrawal		71,699	71,699
	Utilities		400,342	334,939
	Motor vehicles		74,173	74,173
	Immovable property		1,316,160	1,316,160
	Advance Tax		2,000,000	-
			33,098,237	21,812,364
8	**Cash and Bank Balances**			
	Cash in hand		41,814	10,315
	Cash at banks -in savings accounts		299,527,243	301,388,768
			299,569,057	301,399,083

		Note	2024 Rupees	2023 Rupees
9	**Share Capital**			
	Movement during the year is as under:			
	Opening balance		4,666,000	4,635,000
	Received during the year		1,000	31,000

Refunded / adjusted during the year		
Closing balance	4,667,000	4,666,000

9.1 Every member will have to purchase at least one full share amounting to Rs. 1,000 which will be paid lump sum at the time of admission.

9.2 Member desiring to have residential plots will have to purchase share(s) at following rates:

Size of plot	Shares to be purchased
Upto 15 marla	One share
16 to 30 marla	Two shares
31 to 60 marla	Four shares
More than 60 marla	Five shares

(These measures will be as per local revenue scale)

9.3 Members desirous to have commercial plots will have to purchase shares at the following rates:

Size of plot	Shares to be purchased
Upto 3 marlas	Five shares
3 to 5 marlas	Seven shares
More than 5 marlas	Ten shares

	Note	2024 Rupees	2023 Rupees
10 Accumulated Funds			
Opening balance		66,562,093	68,561,450
Surplus / deficit for the year		2,773,662	(1,999,357)
		69,335,755	66,562,093
11 Members' Deposit for Land			
Opening balance		2,342,024,943	2,335,752,943
Members' deposit against cost of land		2,695,750	6,272,000
		2,344,720,693	2,342,024,943
Less: Adjustment during the year		-	-
Closing balance		2,344,720,693	2,342,024,943

11.1 There are 2127 (2023: 2112) active members as at the reporting date. During the year 114 (2023: 158) members were added and 99 (2023: 83) members left. Installments due from members as at June 30, 2024 amounts to Rs. 66,985,300.

	Note	2024 Rupees	2023 Rupees
12 Trade and Other Payables			
Accrued expenses	12.1	242,054	41,738
Other payables	12.2	407,258	773,286
Agricultural Income Tax		1,553,230	
Provision for taxation		568,100	54,343
		2,770,642	869,367

	2024	2023
12.1 Accrued expenses		
Sui gas bill	-	1,760
Electric bill	232,894	28,678
Telephone bill	9,160	10,410
Newspaper Bill	-	890
Accrued Salaries	-	
	242,054	41,738

	2024	2023
12.2 Other payable		
PSO Petrol Pump	47,890	189,722
Audit fee	359,368	320,000
Retainership Fee	-	49,600
Retention money - M.A. Construction	-	92,464
Retention money - NESPAK	-	121,500
	407,258	773,286

13 Contingencies and Commitments

Contingencies

13.1 ACHS Vs. Global Infrastructure (Private) Limited

During 2007, ACHS issued a General Power of Attorney in favour of Global Infrastructure (Pvt) Ltd. concerning 25 Acre land. The Society filed a Civil Suit for cancellation of the sale deed on 17.06.2014. The Land was provided by the Land Provider Mr. Waqar Hassan. Initially, the Society made an agreement with the Land Provider on 17.07.2004 for provision of 200 Acre land @ Rs. 2,675,000 per Acer. Later on, he signed Supplementary Agreement on 25.08.2005 for provision of total 600 Acre land @ Rs.3,100,000 per Acre. The Society feels that the revised rate should be applicable on enhanced/additional 400 Acres. However, the Land Provider had not signed the modifications in Clause 6 which was signed by four Representatives of the Society. Therefore, the dispute of (200 x Rs.400,000) Rs. 80 million has arisen. The Land Provider wants to adjust the 25 Acre land against the said dispute which is pending in the court. The Contingent Loss relating to 25 Acre land amounts to Rs 69,154,791. if not mutually agreed by both parties through nogotiation and the court decision comes in favor of Mr. Waqar Hasan (Land Provider)

13.2 ACHS Vs. Mst. Nazia Tajammal Farooq

Initially the Society purchased land in the name of Managing Committee members so that the public might not know that a society was purchasing land for its housing scheme. This was in order to avoid false escalation in the price. About 15 kanal land was purchased through a sale deed in the name of Mr. Tajammal Farooq, the then General Secretary of the Society. Before this land could be mutated in the name of Mr. Tajammal Farooq, a third party went to civil court claiming they made an agreement for the purcahse of land with the land owner prior to this transaction and thus they had a priority right. The case is still pending in the court. Meanwhile, Mr. Tajammal Farooq passed away and his family refused to acknowledge any right of the Society on the above-mentioned land. Thus the Society filed this case against legal heirs of Mr. Tajammal Farooq and got a stay order so that the legal heirs of Mr. Tajammal Farooq might not make a compromise with the litigants in the other suit against them. Neither the title of the land nor the possession is with the Society. Contingent loss relating to 15 kanal of land amounts to Rs. 4,000,000.

13.3 ACHS Vs. Muhammad Ashraf etc.
(Suit for the possession along-with Permanent Injunction.)

The Society purchased 12-Kanal land in AbaadiDeh of village Tatley. This land has been encroached upon by Muhammad Ashraf etc. and the Society has filed a civil suit against them for ejectment. As the land falls in residential area (Lal Lakeer) therefore, ownership of this land is not recorded in the revenue record. This case is fixed in the court of Mr. Muhammad Ahmad Khan civil judge for awaiting order of superior court.

13.4 Application to Boarder Area Committee for regularization of 2,805 Kanals and 6 Marlas.

The Society has submitted applications to Boarder Area Committee Farid Court House Lahore in Mouza Tatlay and Mouza Hair, District Lahore as per GHQ regularization Policy i.e. "Policy for Verification of Sale / Purchase and Transfer of Border Area Lands - 2021". Total area under the border area which requires regularization is 2,805 Kanals and 6 Marlas.

There are no other major contingencies as at June 30,2024.

Commitments

There are no major commitments as at June 30, 2024.

	Note	2024 Rupees	2023 Rupees
14 Admission Fee			
Admission Fee		1,026,000	1,422,000
15 Transfer fee			
Transfer fee	15.1	1,800,000	2,630,000

15.1 This fee is collected at the time of transfer of ownership of plot files from one buyer to the other. As per the minutes of meeting of Members of Managing Committee, the transfer fee is decided in the following manner:

Size of Plot	Fee Per Plot
4 Marla (Commercial)	24,000
5 Marla (Residential)	8,000
10 Marla (Residential)	12,000
1 Kanal (Residential)	24,000
2 Kanal (Residential)	40,000

	Note	2024 Rupees	2023 Rupees
16 Bank Profit			
Bank Al Falah Limited		16,922,385	8,565,555
Askari Islamic Bank Limited		-	709
Faysal Bank Limited		-	1,302
Dubai Islamic Bank Pakistan Limited		3,408,410	10,749,528
Habib Metropolitan Bank Limited			6,318,494
Soneri Bank Limited		41,990,721	18,342,123
Allied Bank Limited		-	2,931,612
		62,321,516	46,909,323

		Note	2024 Rupees	2023 Rupees
17	Salaries and Allowances			
	Staff salaries:			
	- Staff salaries		21,617,732	21,675,434
	- Staff welfare		942,452	1,224,253
			22,560,184	22,899,687
18	Administrative Expenses			
	Uniforms		86,800	255,795
	Legal and professional		15,666,011	11,817,700
	Office rent		3,953,130	3,498,000
	Fees, cess and taxes		572,543	539,806
	Vehicle running and maintenance		3,049,642	3,282,732
	Postage and telephone		310,929	203,921
	Utilities		1,138,946	858,142
	Printing and stationery		211,545	426,290
	Advertisement		250,000	325,500
	Entertainment		1,020,232	958,679
	Repairs and maintenance		2,289,960	1,284,004
	Arms and ammunitions		18,200	38,250
	Auditor's remuneration		471,728	745,000
	Generator running and maintenance		71,000	212,000
	Software and web maintenance charges		236,917	187,950
	Newspapers and periodicals		9,385	10,800
	Travelling and conveyance		915,922	1,324,576
	AGM Expenses		2,058,096	1,416,287
	Site expenses		1,840,344	2,630,183
	Depreciation	5	235,915	271,845
	Amortization		1,055	1,320
	Agriculture Tax		2,329,845	-
	Loss on sale of asset		15,500	-
	Advances Written Off	7	2,729,500	-
			39,483,145	30,288,780

		2024	2023
19	Number of Employees		
	Number of employees as at June 30	37	37
	Average number of employees during the year	37	37

20 Remuneration to the Members of Managing Committee

No remuneration is paid to the Members of Managing Committee.

21 Date of Authorization for Issue

These financial statements have been authorized for issue by the Managing Committee of the Society on January________ , 2024.

22 General

- Figures have been rounded off to the nearest ruppee.
- Corresponding figures have been re-arranged / reclassified wherever necessary to reflect more appropriate presentation of events and transactions for the purpose of comparison and better presentation.

PRESIDENT GENERAL SECRETARY FINANCE SECRETARY

ALFALAH COOPERATIVE HOUSING SOCIETY LTD LAHORE

5 Operating fixed assets

Particulars	Cost				Rate	Depreciation				As at June 30, 2024
	As at June 30, 2023	Additions	Disposal	As at June 30, 2024		As at June 30, 2023	Charge for the year	Disposal	As at June 30, 2024	
	Rupees				%	Rupees				
Vehicles	3,547,622			3,547,622	15	3,267,786	72,912		3,340,698	206,924
Furniture and fixture	1,543,800	130,000		1,673,800	15	1,480,803	39,000		1,519,803	153,997
Office equipment	1,392,969	147,200	65,000	1,475,169	15	1,100,460	22,080	19,500	1,103,040	372,129
Computers	1,567,465	188,800		1,756,265	30	1,534,357	86,750		1,621,107	135,158
Sign board	231,518			231,518	20	155,654	15,173		170,827	60,691
Deisel genset	1,071,672			1,071,672		1,071,672	-		1,071,672	-
Total Rupees 2024	9,355,046	466,000	65,000	9,756,046		8,610,732	235,915	19,500	8,827,147	928,899
Total Rupees 2023	9,237,198	265,816	147,968	9,355,046		8,486,855	271,845	147,968	8,610,732	744,314

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
AUDIT MEMO
AUDIT FOR THE YEAR ENDED JUNE 30, 2024

NAME OF SOCIETY:	Alfalah Cooperative Housing Society Limited
DATE OF REGISTRATION:	December 6, 2004
ADRESS:	100 A-III Gulberg, Lahore
TEL:	042-35758549-50
E-mail:	info@alfalahhousing.com.pk
CONTACT PERSON:	Muhammad Roohul Amin
CLASSIFICATION WITH AUTHORITY:	Manager Finance

A) Share Money:

	30.06.2024 Rupees	30.06.2023 Rupees
Opening Balance (Bifurcation)	4,666,000	4,635,000
Addition during the year	1,000	31,000
Deletion / Refund during the year	-	-
Closing balance	4,667,000	4,666,000
Notes / Auditors' comments	Addition is the issue of share verify by share certificate.	

B) Members

Number of members:	2,127	2,112
Regular Members having all rights	2,127	2,112
Associate/ nominal members having no rights of votes	N/A	N/A
List as per Performa	Attached	Attached
Whether share Money as per ledger is in reconciliation with the members register?	Yes	Yes
Whether members register is maintained?	Yes	Yes
whether share certificates have been issued to the members or not?	Issued	Issued
Notes / Auditors' comments		

C) DEPOSITS FOR LAND

	2024 Rupees	2023 Rupees
Opening Balance (Bifurcation)	2,342,024,943	2,335,752,943
Addition during the year	2,695,750	6,272,000
Deletion / Refund during the year		
Transfer/Admission fee-Prior years	-	-
Closing balance	2,344,720,693	2,342,024,943
Whether deposits for land have been diverted towards development cost? Yes/ No. If yes then financial implications.	No	No
Reasons for additional calls towards: Deposit for land.	N/A	N/A
Notes / Auditors' comments		

D) DEPOSITS FOR DEVELOPMENT

	2024 Rupees	2023 Rupees
Opening Balance	N/A	N/A
Addition during the year	N/A	N/A
Deletion / Refund during the year	N/A	N/A
Closing balance	N/A	N/A

Whether deposits for development have been utilized towards purchase of land?	N/A	N/A
Reasons for additional calls towards . deposits for Development	N/A	N/A
Notes / Auditors' comments	The Society is in the process of approval of initial Layout Plan and land acquisition	The Society is in the process of approval of initial Layout Plan and land acquisition

E) OTHER DEPOSITS

	2024	2023
	Rupees	Rupees
Opening Balance (Bifurcation)	N/A	N/A
Addition during the year	N/A	N/A
Deletion / Refund during the year	N/A	N/A
Closing balance	N/A	N/A
Notes / Auditors' comments	N/A	N/A

F) ASSETS (COST OF LAND)

	2024	2023
	Rupees	Rupees
Opening Balance (Bifurcation)	2,020,242,361	2,020,242,361
Addition during the year	640,550	
Deletion / refund during the year	-	-
Closing balance	2,020,882,911	2,020,242,361
Total area of Land Purchased /Acquired	5,842.70 Kanals	5,842.70 Kanals
Total plots planned.	N/A	N/A
No. of plots allotted to members with their size. Res & Com	N/A	N/A
No. of plots cancelled.	N/A	N/A
No. of plots re-allotted after cancellation.	N/A	N/A
No of houses constructed by members.	N/A	N/A
Average cost of land per Kanal: With development charges Without development charges	Rs. 345,772/-	Rs. 345,772/-
Indicate problems faced or being faced by the society in the provision of residential colony.		
Disputed land. i) present status i) In Kanals	3978	3978
Plots or land/ land not redeemed from the development agency yet?	N/A	N/A
No. of plots re-allotted after cancellation.	N/A	N/A
Whether transfer of plots is being made through biometric system or otherwise.	Computerized biometirc system	Computerized biometirc system
Notes / Auditors' comments		

G) DEVELOPMENT

	2024	2023
	Rupees	Rupees
Opening Balance	N/A	N/A
Addition during the year	N/A	N/A
Deletion / Refund during the year	N/A	N/A
Closing balance	N/A	N/A
Approval of master plan of society along with date.	Not yet	Not yet
Name of concerned development agency, which approved the master plan.	N/A	N/A
Approval of revised master plan of the society along with date.	N/A	N/A
Violation of approved master plan/ revised plan if any.	N/A	N/A
Approximate percentage of completion of development work.	N/A	N/A

		Planned %	Actual %	Current year	Previous year
a	Sewerage	0%	0%	N/A	N/A
b	Water supply	0%	0%	N/A	N/A
c	Roads	0%	0%	N/A	N/A
d	Electrification	0%	0%	N/A	N/A
e	Sui gas	0%	0%	N/A	N/A
Notes / Auditors' comments:					

H) OTHER DEVELOPMENT WORK

	2024	2023
	Rupees	Rupees
Opening Balance (Bifurcation)	57,261,262	56,226,262
Addition during the year	165,000	1,035,000
Deletion / Refund during the year	-	-
Closing balance	57,426,262	57,261,262

MOSQUES(S) IF ANY.

	2024	2023
	Rupees	Rupees
Opening Balance (Bifurcation)	N/A	N/A
Addition during the year	N/A	N/A
Deletion / Refund during the year	N/A	N/A
Closing balance	N/A	N/A
Notes / Auditors' comments:		

SCHOOL (S) IF ANY.

	2024	2023
	Rupees	Rupees
Opening Balance	N/A	N/A
Addition during the year	N/A	N/A
Deletion / Refund during the year	N/A	N/A
Closing balance	N/A	N/A
Notes / Auditors' comments:		

HOSPITAL/DISPENSARY (IF ANY)

	2024	2023
	Rupees	Rupees
Opening Balance	N/A	N/A
Addition during the year	N/A	N/A
Deletion / Refund during the year	N/A	N/A
Closing balance	N/A	N/A
Notes / Auditors' comments:		

CLUB/ COMMUNITY CENTER/ MARRIAGE HALL (IF ANY)

	2024	2023
	Rupees	Rupees
Opening Balance	N/A	N/A
Addition during the year	N/A	N/A
Deletion / Refund during the year	N/A	N/A
Closing balance	N/A	N/A
Notes / Auditors' comments -		

TRADE AND OTHER PAYABLE

	2024	2023
	Rupees	Rupees
Opening Balance (Bifurcation)	869,367	862,738
Addition during the year	5,822,151	3,228,304
Deletion / Refund during the year	(4,450,666)	(3,221,675)
Closing balance	2,240,852	869,367
Notes / Auditors' comments		

RECEIVABLES ADVANCES/LOANS TO MEMBERS/STAFF /CONTRACTORS ETC.

	2024	2023
	Rupees	Rupees
Opening Balance (Bifurcation)	31,328,669	22,657,415
Addition during the year	20,731,938	10,922,999
Deletion / Refund during the year	(13,371,023)	(2,251,745)
Closing balance	38,689,584	31,328,669
Notes / Auditors' comments		

PAYABLE ADVANCES/LOANS TO MEMBERS/STAFF /CONTRACTORS ETC.

	2024	2023
	Rupees	Rupees
Opening Balance (Bifurcation)	N/A	N/A
Addition during the year	N/A	N/A
Deletion , Refund during the year	N/A	N/A
Closing balance	N/A	N/A
Notes / Auditors' comments		

RESERVE FUNDS.

	2024	2023
	Rupees	Rupees
Opening Balance	N/A	N/A
Addition during the year	N/A	N/A
Deletion / Refund during the year	N/A	N/A
Closing balance	N/A	N/A
Notes / Auditors' comments:		

WELFARE FUND

	2024	2023
	Rupees	Rupees
Opening Balance	N/A	N/A
Addition during the year	N/A	N/A
Deletion / Refund during the year	N/A	N/A
Closing balance	N/A	N/A
Notes / Auditors' comments		

TOTAL PAYMENT OF GOVERNMENT TAXES BY THE SOCIETY THROUGH TRANSFER OF PLOTS ETC.

	2024	2023
	Rupees	Rupees
Amount paid CVT	N/A	N/A
Amount of Stamp duty paid.	N/A	N/A
Amount of income tax paid (Society)	N/A	N/A
Amount of tax on sale of plots. 236C & K	N/A	N/A
Amount of UIP tax/property tax paid.	N/A	N/A
Other government taxes (if any).	N/A	N/A
Notes / Auditors' comments	As master plan has not yet been approved and no specific plots have been allocated to members, so taxes have not been charged.	

1) DEPOSITS

	2024	2023
	Rupees	Rupees
Classification of deposits.	N/A	N/A
Notes / Auditors' comments		

3) FIXED INVESTMENTS

	2024	2023
	Rupees	Rupees
Amount	N/A	N/A
Rate of profit	N/A	N/A
Period	N/A	N/A
Notes / Auditors' comments		

K) CASH AND BANK BALANCES

	2024 Rupees	2023 Rupees
Bank		
Branch & address		
Account No		
Balance	299,527,243	301,399,083
Notes / Auditors' comments	for bank wise detail of balances, see audit report note no. 8	for bank wise detail of balances, see audit report note no. 8

L) ACCOUNTING SYSTEM

Whether computerized financial accounting system is in use or not?	yes in use	yes in use
Weather financial statements are prepared on Cash basis or Accrual basis?	Both on accrual and cash basis	Both on accrual and cash
Key financial performance for the year.	N/A	N/A
Notes / Auditors' comments		

M) LITIGATION (S)

Detail of litigation cases with aging as per format	Certificate Attached	N/A

Sr.#	Particulars	Suit filed by or against the society.	Date of suit filed	Present status	Financial implication
Detail Attached					

Progress in litigation cases, in favour or against the society and its financial implications.	Still in progress. Financial implications are unknown.	Still in progress. Financial implications are unknown.
Notes / Auditors' comments		

N) APPROVAL OF ANNUAL BUDGET BY AGM.

Date of approval	AGM not held	AGM not held
Comparison of budgeted expenditures with actual expenditures and reason for variance.	AGM not held	AGM not held
Notes / Auditors' comments		

O) DATE OF MC & LAST AGM HELD

	2024 Rupees	2023 Rupees
Dates of meetings held during the year.	Certificate Attached	Certificate Attached
MC	Certificate Attached	Certificate Attached
AGM	AGM not held	AGM not held
Date of election of present MC.		
Notes / Auditors' comments		

P) COMPLIANCE OF AUDITORS COMMENTS.

Compliance of previous years auditors observations, made by:		
a) the society.		
b) the DO concerned		
Notes / Auditors' comments		

Q) GENERAL INFORMATION:

Internal audit committee constituted or not?	Constituted	Constituted
Model bye laws adopted or not?	Yes	Yes
Election rules and business rules adopted or not	Yes	Yes
Violation of bye laws, if any.	None	None
Notes / Auditors' comments		

REASON/ BASIS TO RECOMMEND

Actions under section 22-A read with 50-A.	No action recommended	No action recommended
Action under section 43 for inquiry/ inspection under section 44- A.	Not required	Not required
General remarks and suggestions by the auditor		

R) Members Deposits:

i) For Deposits for SUI Gas	N/A	N/A
ii) Deposits for Graveyard etc.	N/A	N/A

S) Inspection:

1. when last inspection of cooperative society was held?	N/A	N/A
2. period of inspection?	N/A	N/A
3. Name of officer who conducted inspection	N/A	N/A

T) Inquiry:

1. when last inquiry was held?	N/A	N/A
2. period of inquiry?	N/A	N/A
3 Name of the officer who conducted the inquiry?	N/A	N/A

U) Violation:

1. Act.	N/A	N/A
2. Rules.	N/A	N/A
3. By-laws.	N/A	N/A
4. whether violation of by-laws has been committed or not by the managing committee?	N/A	N/A
Auditor's general remarks.	N/A	N/A

ALFALAH COOPERATIVE HOUSING SOCIETY LTD. * LAHORE.

Alfalah Cooperative Housing Society Ltd Lahore

TOTAL VALUE OF SHARE CAPITAL OF THE SOCIETY

Name Of Society	Value of One Share as per byelaws of the society	Detail of Plots in the Society	Number of Shares required for each category	Total Value of Share Capital
1	2	3	4	5
Alfalah Cooperative Housing Society Ltd Lahore	Rs. 1,000/-	**Residential** Up to 5-M = 272 Up to 10-M = 1792 Up to 1-K = 666 Up to 2-K = 216 **Commercial** Up to 4-M = 49	**Residential** Up to 5-M = 01 Up to 10-M = 01 Up to 1-K = 02 Up to 2-K = 04 **Commercial** Up to 4-M = 07	**Residential** Up to 5-M = 272 x 1000 = 272,000/- Up to 10-M = 1792 x 1000 = 1,792,000/- Up to 1-K = 666 x 2000 = 1,332,000/- Up to 2-K = 216 x 4000 = 864,000/- **Commercial** Up to 4-M = 49 x 7000 = 343,000/-