



**ABDUL RAHMAN & CO,
CHARTERED ACCOUNTANTS**

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of **Alfalah Cooperative Housing Society Limited (the Society)**", which comprise the statement of financial position as at December 31, 2022, and the income and expenditure account, receipt and payment account for the six month period then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give true and fair view of the financial position of the Society as at December 31, 2022, its financial performance and its cash flows for the six month period then ended in accordance with the approved accounting and reporting standards as applicable in Pakistan and the requirements of the Cooperative Societies Act, 1925 and Cooperative Societies Rules, 1927.

Basis for Opinion

We conducted our audit in accordance with the International Standards on Auditing (ISAs) as applicable in Pakistan and the Cooperative Societies Act, 1925. Our responsibilities under those standards are further described in the *Auditors Responsibilities for the audit of Financial Statements* section of our report. We are independent of the Society in accordance with the International Ethic Standards Board for Accountants Code of Ethics for Professional Accountants as adopted by the Institute of Chartered Accountants of Pakistan (the Code) and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

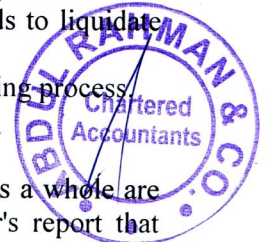
The Managing Committee is responsible for the preparation and fair presentation of the financial statements in accordance with the approved accounting and reporting standards as applicable Pakistan, the Cooperative Societies Act, 1925, the Cooperative Societies Rules, 1927, and for such internal control as the Managing Committees determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Managing Committee is responsible for assessing the Society's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Managing Committee either intends to liquidate the Society or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Society's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs as applicable in Pakistan will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if,



individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs as applicable in Pakistan, the Cooperative Societies Act, 1925 and Cooperative Societies Rules, 1927, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of Internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Society's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of the management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Society's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Society to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

The engagement partner on the audit resulting in this independent auditor's report is **Abdul Rahman**.

Place: Lahore
Date: January 26, 2023


ABDUL RAHMAN & CO,
Chartered Accountants





ABDUL RAHMAN & CO, CHARTERED ACCOUNTANTS

January 26, 2023

Ref. No. ARCO/AC/2022
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 January 17, 2023 bearing reference number RCS/Audit/A-8-II/122 to report on the following Matters with respect to the annual audit of the Alfalah Cooperative Housing Society Limited (the Society) for the six months ended December 31, 2022.

Scope of Certificate

Statutory auditor's certificate is required to certify certain matters regarding the financial statement of the Society for the six months ended December 31, 2022. 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.

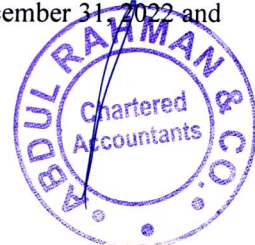
Statutory Auditor's Responsibility

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 six months ended December 31, 2022. In doing so, we performed the following procedures:

- Reviewed the relevant notes as contained in the audited financial statements of the six months period for the disclosure of the same in the statement of financial position, Income and expenditure account and receipt and payment account for the six months period 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 filed work for audit of the society for the six months ended December 31, 2022 and results of our procedures applied we hereby certify:



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PTCL # +92 42 35135014

E-mail: abdul_fca@hotmail.com

1. Examination of Overdue balances

No provision has been made against the advance to following:

Name of the Party	Advance amount (Rupees)
M/S SKP Consulting Limited	200,000
Mr. Manzoor Ahmad	1,000,000
Mr. Muhammad Ishaq Chohan	1,529,500

These are outstanding for more than three years and recovery of above is doubtful.

Procedures

- We sent external confirmations to confirm the balances
- Checked subsequent bank statements to evaluate possible subsequent clearance of the above balances.

2. Verification of Cash and Bank Balances

• Cash in hand

Cash in hand as at December 31, 2022 amounts to Rs.250,100 /-

Procedure

Obtained duly signed cash certificate confirming balance as at December 31, 2022 from the management.

• Cash at bank

The Society has six bank accounts as detailed below.

Sr.	Bank Name	Address	Account #	Balance as at December 31, 2022
1	Bank Alfalah Limited	GULBERG III BRANCH	0028-1003565557	17,982,657.44
2	Askari Bank Limited	IBB GULBERG BRANCH	0708-3890000050	23,070.27
3	Faysal Bank Limited	UPPER MALL BRACH	0331-145900226347	16,621.41
4	Dubai Islamic Bank Limited	URDU BAZAR BRANCH	0536705002	70,842,493.34
5	Soneri Bank Limited	CIRCULAR ROAD BRANCH	20008196584	116,846,926.43
6	Alliepd Bank Limited	ALLAHOO CHOWK BRANCH	0010103400120016	100,556,164.55
Total				306,267,933.44

Procedures

- We sent Bank Confirmations to all Banks. All of the account balances were confirmed by the banks directly to us.
- We also checked Bank Balances from Bank Statements.
- Obtained bank reconciliation statements wherever was necessary.



3. Land Documents

No further land was purchased in the six months period . Total land as at December 31, 2022 is **5,842.46 Kanals**. All documents of land shown to us are in the name of the Society.

Procedures

- Obtained written representation from management regarding the title of land in the name of the Society.
- Obtained Alif - Bay - Jeem Form from management confirming the cost and area of land
- Reviewed sample of Fards provided by the management showing the ownership of land by the Society.

4. Litigation Position

Detail of contingent losses are stated in Note 13 to the financial statements. List of litigation Cases along with names of lawyers is attached as Annexure-J.

Procedure

- Obtained legal confirmation from the legal consultant of the Society
- Obtained written representation from management regarding the current status and completeness of pending litigations of the society.

5. Verification of approved lay out plan with time frame and its implementation

The society is in the process of approval of initial lay out plan by Lahore Development Authority (LDA). Layout plan has not yet been approved and no specific plots have been allotted to the members.

Procedures

Obtained copy of application for preliminary permission filed by the society in the name of Chief Metropolitan Planner which is pending till date confirming the approval status of the society's lay out plan as not approved yet.

6. Verification of fixed assets

The society has a policy to charge depreciation on fixed assets on straight line basis. Full year depreciation is charged in the year of purchase and no depreciation is charged in the year of disposal.

Fully depreciated assets as at December 31, 2022 amount to **Rs.7,678,775**.

Procedures

- Obtained duly signed Fixed Assets Schedule from client confirming the value of fixed asset as at six months period then ended.
- Recalculated the depreciation charge for the six months period and opening accumulated depreciation on sample basis
- Matched the details with those appearing in financial statements
- Verified additions to fixed assets for the six months period from supporting documents and confirmed the authorization from Managing Committee minutes of the meetings.



7. Balances recoverable from Members

Member's deposits for land are recognized on cash basis. Balance recoverable from members as at December 31, 2022 amount to **Rs 70,890,300**.

Procedures

- Obtained duly signed Members Register from management confirming the balance recoverable from members as at the six months period then ended
- Independent confirmations could not be obtained
- Checked from member's plot files on sample basis.

8. Transfer Fee

The rates for transfer of plot files applicable in the society are as follow:

<u>Size of Plot</u>	<u>Fee Per Plot</u>
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

Procedures

Obtained minutes of the meetings of Managing Committee in which the rates for transfer of plots were revised confirming the above rates.

9. General

- Audit Committee as per the provisions of Cooperative Societies Act, 1925, stands duly nominated. However, the Management Committee has entrusted the function of internal controls to a firm of Chartered Accountants. The report of the internal auditor is regularly reviewed by the Managing Committee as per the Minutes of the meetings provided to us.
- As per the provisions of Cooperative Societies Act, 1925 one tenth of the net profit should be transferred to reserve funds, but no amount of the accumulated surplus has been allocated to reserve funds by the Society.
- Development work has not started in the Society.



10. Attachments with the report

- a) Financial Statements are attached as **Annexure A**
- b) Audit memo is attached as **Annexure B**
- c) Registration certificate is attached as **Annexure C**
- d) List of Managing Committee members is attached as **Annexure D**
- e) List of Managing Committee members' meetings during the six months period is attached as **Annexure E**
- f) Certificate of land owned by the Society is attached as **Annexure F**
- g) Bye-Laws of the Society are attached as **Annexure G**
- h) Certificate of cash in hand is attached as **Annexure H**
- i) List of employees is attached as **Annexure I**
- j) List of pending cases is attached as **Annexure J**
- k) List of active members of the Society is attached as **Annexure K**
- l) Form Alif-Bay-Jeem are attached as **Annexure L**
- m) Account Statements duly verified by manager of concerned banks of the Society are attached as **Annexure M**
- n) Item-wise Schedule of Fixed Assets is attached as **Annexure N**

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,

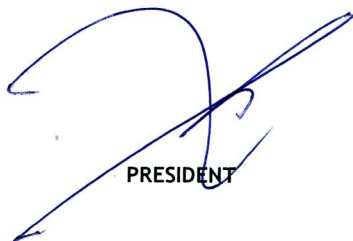


ABDUL RAHMAN & CO.
Chartered Accountants

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2022

	Note	Dec-22 Rupees	Jun-22 Rupees
ASSETS			
Non Current Assets			
Cost of land	3	2,020,242,361	2,020,242,361
Land development charges	4	56,611,262	56,226,262
Operating fixed assets	5	876,674	750,344
Intangible assets	6	5,978	6,598
		<u>2,077,736,275</u>	<u>2,077,225,565</u>
Current Assets			
Advances and other receivables	7	27,270,537	22,657,415
Accrued income - bank profit		2,314,885	2,844,411
Cash and bank balances	8	306,518,034	307,084,740
		<u>336,103,456</u>	<u>332,586,566</u>
TOTAL ASSETS		<u>2,413,839,731</u>	<u>2,409,812,131</u>
CAPITAL AND LIABILITIES			
Share Capital and Reserves			
Share capital	9	4,663,000	4,635,000
Accumulated funds	10	68,158,911	68,561,450
		<u>72,821,911</u>	<u>73,196,450</u>
Non Current Liabilities			
Members' deposit for land	11	2,339,979,693	2,335,752,943
Current Liabilities			
Trade and other payables	12	1,038,127	862,738
Contingencies and Commitments			
	13	-	-
TOTAL CAPITAL AND LIABILITIES		<u>2,413,839,731</u>	<u>2,409,812,131</u>

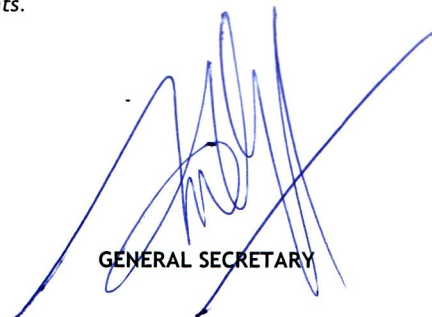
The annexed notes from 1 to 22 form an integral part of these financial statements.



PRESIDENT



VICE PRESIDENT

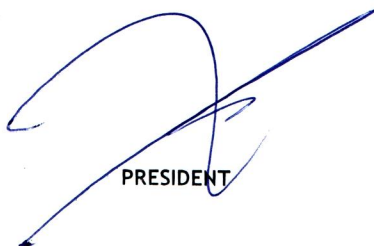


GENERAL SECRETARY

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
INCOME AND EXPENDITURE ACCOUNT
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

	Note	6 Months Ended Dec-22 Rupees	Year Ended Jun-22 Rupees
Income			
Admission fee	14	711,000	2,214,000
Transfer fee	15	1,476,000	5,692,000
Other receipts		69,000	199,295
Bank profit	16	21,586,674	27,017,008
		23,842,674	35,122,303
Expenditure			
Salaries and allowances	17	10,776,093	19,085,927
Administrative expenses	18	13,428,212	18,164,942
Financial charges - bank charges		12,708	13,698
		(24,217,013)	(37,264,567)
(Deficit) / Surplus before Taxation		(374,339)	(2,142,264)
Taxation		(28,200)	(101,316)
Net (Deficit) / Surplus for the Year		(402,539)	(2,243,580)

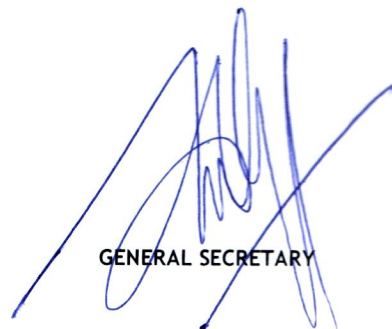
The annexed notes from 1 to 22 form an integral part of these financial statements.



PRESIDENT



VICE PRESIDENT



GENERAL SECRETARY

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
RECEIPT AND PAYMENT ACCOUNT
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

RECEIPTS		PAYMENTS	
	6 Months Ended Dec-22 Rupees	Year Ended Jun-22 Rupees	
Opening Balances			
Cash in hand	250,513	129,620	
Cash in banks	306,834,227	306,087,563	
	307,084,740	306,217,183	
Capital Receipts			Capital Payments
Deposit from members	4,226,750	8,196,500	Payment against purchase of assets charges
Share money	28,000	21,000	Payment against purchase of land
	4,254,750	8,217,500	
Revenue Receipts			Revenue Payments
Income from admission fee	711,000	2,214,000	Salaries, allowances and benefits
Transfer fee	1,476,000	5,692,000	Uniforms
Other receipts	69,000	199,295	Legal and professional charges
Bank profit	21,586,674	27,017,008	Office rent
Advances and other receivables	-	-	Fees, cess and taxes
Accrued income - bank profit	529,526	-	Vehicle running and maintenance
Trade and other payables	175,389	48,557	Postage and telephone
	24,547,589	35,170,860	Utilities
			Printing and stationery
			Advertisement
			Entertainment
			Repairs and maintenance
			Arms and ammunitions
			Auditor's remuneration
			Generator running and maintenance
			Software and web maintenance charges
			Newspapers and periodicals
			Travelling and conveyance
			Office Expenses
			Site expenses
			Taxation
			Bank charges
			Accrued income - bank profit
			Advances and other receivables
			Trade and other payables
			28,741,630
			40,995,071
			Closing Balances
			Cash in hand
			Cash at banks
			250,100
			306,267,933
			306,518,033
			307,084,740
			335,887,079
			349,605,543
			335,887,079
			349,605,543

The annexed notes from 1 to 22 form an integral part of these financial statements.

PRESIDENT

VICE PRESIDENT

GENERAL SECRETARY

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

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 Moza 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 bringing 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.

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

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.

	<u>Note</u>	<u>Dec-22</u> <u>Rupees</u>	<u>Jun-22</u> <u>Rupees</u>
3 Cost of Land			
Opening balance		2,020,242,361	2,019,586,361
Purchased / transferred during the year		-	656,000
Closing balance		<u>2,020,242,361</u>	<u>2,020,242,361</u>
4 Land Development Charges			
Opening balance		56,226,262	55,811,262
Additions during the year		385,000	415,000
Closing balance		<u>56,611,262</u>	<u>56,226,262</u>

ALPARI CO-OPERATIVE HOUSING SOCIETY LIMITED
 NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
 FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

5 Operating fixed assets

Particulars	Cost			Rate %	Depreciation			As at December 31, 2022
	As at July 01, 2022	Additions	Disposal		As at December 31, 2022	Charge for the year	Deletion	
	-----Rupees-----				-----Rupees-----			
Owned assets:								
Vehicles	3,525,174	170,416	147,968	15%	3,331,117	42,319	(147,968)	3,225,468
Furniture and fixture	1,543,800	-	-	15%	1,456,503	12,150	-	1,468,653
Office equipment	1,297,569	72,000	-	15%	1,028,850	34,050	-	1,062,900
Computers	1,567,465	-	-	30%	1,462,025	18,083	-	1,480,108
Sign board	231,518	-	-	20%	136,688	9,483	-	146,171
Deisel genset	1,071,672	-	-		1,071,672	-	-	1,071,672
Total Dec. 31, 2022	9,237,198	242,416	147,968		8,486,855	116,085	(147,968)	8,454,972
Total June 30, 2022	8,782,466	454,732	-		8,247,441	239,413	-	8,486,854

5.1 Fully depreciated assets amount to Rs. 7,678,775.

5.2 During the period fully depreciated motor cycles were disposed for Rs. 20,000.

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

	Note	Dec-22 Rupees	Jun-22 Rupees
6 Intangible Assets			
Net Carrying Value			
Net carrying value - opening balance		6,598	8,247
Additions during the year		-	-
		<u>6,598</u>	<u>8,247</u>
Amortization during the year		(620)	(1,649)
Net carrying value as at June 30, 2022		<u>5,978</u>	<u>6,598</u>
7 Advances and Other Receivables			
Purchase of land		6,901,321	6,901,321
Staff against salary		1,135,462	32,328
Staff against imprest		44,998	25,300
Security deposit		660,000	660,000
Prepayments to Certified Motors		10,000	-
Other advances		200,000	200,000
Advance tax	7.1	18,318,756	14,838,466
		<u>27,270,537</u>	<u>22,657,415</u>
7.1 Advance tax			
Bank profits		16,460,156	13,023,345
Cash withdrawal		71,699	71,699
Utilities		396,568	353,089
Motor vehicles		74,173	74,173
Immovable property		1,316,160	1,316,160
		<u>18,318,756</u>	<u>14,838,466</u>
8 Cash and Bank Balances			
Cash in hand		250,100	250,513
Cash at banks -in savings accounts		306,267,933	306,834,227
		<u>306,518,034</u>	<u>307,084,740</u>
9 Share Capital			
Movement during the year is as under:			
Opening balance		4,635,000	4,614,000
Received during the year		28,000	21,000
Refunded / adjusted during the year		-	-
Closing balance		<u>4,663,000</u>	<u>4,635,000</u>

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:

<u>Size of plot</u>	<u>Shares to be purchased</u>
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)

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

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

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

	<u>Note</u>	<u>Dec-22</u> <u>Rupees</u>	<u>Jun-22</u> <u>Rupees</u>
10 Accumulated Funds			
Opening balance		68,561,450	70,805,030
Surplus / deficit for the year		(402,539)	(2,243,580)
		<u>68,158,911</u>	<u>68,561,450</u>
11 Members' Deposit for Land			
Opening balance		2,335,752,943	2,327,556,443
Members' deposit against cost of land		4,226,750	8,196,500
		<u>2,339,979,693</u>	<u>2,335,752,943</u>
Less: Adjustment during the year		-	-
Closing balance		<u>2,339,979,693</u>	<u>2,335,752,943</u>

11.1 There are 2093 (June 22: 2037) active members as at the reporting date. During the period 79 (June 22: 246) members were added and 23 (June 22:267) members left. Installments due from members as at December 31, 2022 amounts to Rs. 70,890,300 (June 22: 72,269,300).

	<u>Note</u>	<u>Dec-22</u> <u>Rupees</u>	<u>Jun-22</u> <u>Rupees</u>
12 Trade and Other Payables			
Accrued expenses	12.1	41,926	22,458
Other payables	12.2	866,685	738,964
Provision for taxation		129,516	101,316
		<u>1,038,127</u>	<u>862,738</u>
12.1 Accrued expenses			
Sui gas bill		2,100	2,430
Electric bill		39,826	10,528
Telephone bill		-	9,500
WASA bill		-	-
		<u>41,926</u>	<u>22,458</u>
12.2 Other payable			
PSO Petrol Pump		127,721	-
Audit fee		525,000	525,000
Retention money - M.A. Construction		92,464	92,464
Retention money - NESPAK		121,500	121,500
		<u>866,685</u>	<u>738,964</u>

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

13 Contingencies and Commitments

Contingencies

13.1 ACHS Vs. Global Infrastructure (Private) Limited

During 2007, ACHS issued a general power of attorney in favor of Global Infrastructure (Private) Limited concerning 25-acre land. The objective was to get 25-acre Society land exchanged with unacquired pockets within the proposed housing scheme through Global Infrastructure (Private) Limited as per their promise. M/s Global Infrastructure (Private) Limited misused this general power of attorney and transferred 25-acre land through a sale deed. Neither title nor possession of this 25-acre land is with the Society. The Society has filed a civil suit for cancellation of the sale deed etc. on 17-5-2014. Contingent loss relating to 25-acre of land amounts to Rs. 69,154,791.

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 purchase 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 ejection. As the land falls in residential area (Lal Lakeer) therefore, ownership of this land is not recorded in the revenue record.

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 December 31, 2022 & June 30, 2022.

Commitments

There are no major commitments as at December 31, 2022 & June 30, 2022.

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

	Note	6 Months Ended Dec-22 Rupees	Year Ended Jun-22 Rupees
14 Admission Fee			
Admission Fee		711,000	2,214,000
15 Transfer fee			
Transfer fee		1,476,000	5,694,500

15.1 This fee is collected at the time of transfer of ownership of plot from the buyer of plot. 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	6 Months Ended Dec-22 Rupees	Year Ended Jun-22 Rupees
16 Bank Profit			
Bank Al Falah Limited		1,680,141	3,039,815
Askari Islamic Bank Limited		588	653
Faysal Bank Limited		830	900
Dubai Islamic Bank Pakistan Limited		4,875,950	5,446,420
Habib Metropolitan Bank Limited		6,318,494	9,193,152
Soneri Bank Limited		7,916,150	9,336,068
Allied Bank Limited		794,521	-
		21,586,674	27,017,008
17 Salaries and Allowances			
Staff salaries:			
- Staff salaries		10,458,221	18,942,158
- Staff welfare		317,872	143,769
		10,776,093	19,085,927

ALFALAH COOPERATIVE HOUSING SOCIETY LIMITED
NOTES TO AND FORMING PART OF THE FINANCIAL STATEMENTS
FOR THE 6 MONTHS ENDED DECEMBER 31, 2022

	Note	6 Months Ended Dec-22 Rupees	Year Ended Jun-22 Rupees
18 Administrative Expenses			
Uniforms		238,295	191,600
Legal and professional		5,643,100	8,386,499
Office rent		1,749,000	2,184,000
Fees, cess and taxes		539,806	723,074
Vehicle running and maintenance		1,232,774	1,122,818
Postage and telephone		64,577	188,044
Utilities		463,734	743,096
Printing and stationery		246,650	266,490
Advertisement		30,000	123,000
Entertainment		403,268	509,019
Repairs and maintenance		819,814	732,196
Arms and ammunitions		18,100	11,500
Auditor's remuneration		-	275,000
Generator running and maintenance		92,800	73,188
Software and web maintenance charges		95,000	215,500
Newspapers and periodicals		5,250	6,010
Travelling and conveyance		809,372	474,384
Office Expenses		138,000	928,324
Site expenses		721,967	770,138
Depreciation	5	116,085	239,413
Amortization	6	620	1,649
		13,428,212	18,164,942

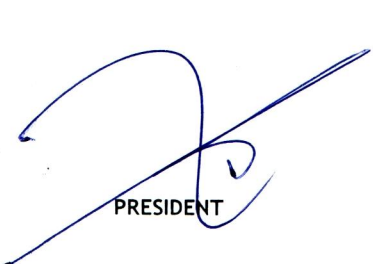
	Dec-22	Jun-22
19 Number of Employees		
Number of employees as at June 30	38	36
Average number of employees during the year	37	37

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 26, 2023.

22 General

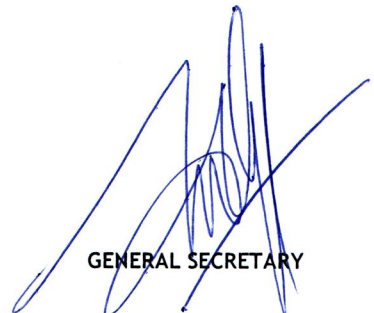
- Figures have been rounded off to the nearest rupee.
- Corresponding figures have been re-arranged / reclassified wherever necessary to reflect more appropriate presentation of events and transactions for the purpose of comparison and better presentation.



PRESIDENT



VICE PRESIDENT



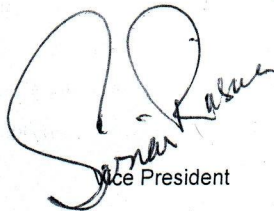
GENERAL SECRETARY

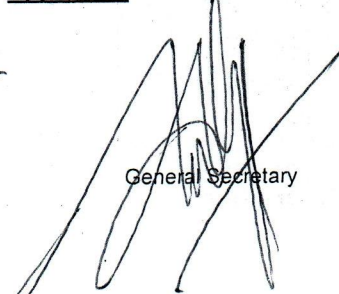
Alfalsh Cooperative Housing Society Ltd

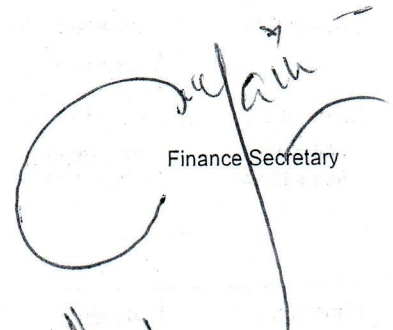
BUDGET SUMMARY FOR THE YEAR 2022-23

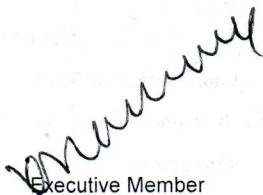
		(Rupees)	
	Budget 2021-22	Actuals 2021-22	Budget 2022-23
CASH AND BANK BALANCE AS ON July 01, (Actual)	310,046,693	306,217,183	312,940,147
RECEIPTS OF FUNDS			
RECEIVABLES			
- From Members against Cost of Land	4,389,915	8,196,500	3,980,090
- From Profit on Bank Accounts	14,910,943	27,017,008	28,064,749
- From Transfer of Ownership	3,600,000	7,908,500	3,600,000
- Receivables	1,700,000	500,000	1,200,000
- Ali Asghar Associates - Net Receivables	1,157,398	1,157,398	-
- Other Receipts (Penalty, Duplicate documents fee, share money)	100,000	217,795	100,000
TOTAL RECEIPTS	25,858,256	44,997,201	36,944,839
TOTAL FUNDS AVAILABLE	335,904,949	351,214,384	349,884,986
UTILIZATION OF FUNDS			
PAYMENTS			
- For Purchase of Land	1,500,000	656,000	1,000,000
- For Town Planning & Design of Engg. Services	15,000,000	415,000	700,000
- For Site Development	1,000,000	-	1,500,000
- For payments to LAC	191,531,250	-	191,531,250
- For Office Expenditures	30,287,858	37,203,237	56,003,609
TOTAL PAYMENTS	239,319,108	38,274,237	250,734,859
Cash and Bank Balance	96,585,842	312,940,147	99,150,127

Approved:


Vice President

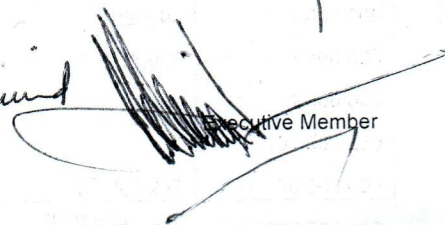

General Secretary

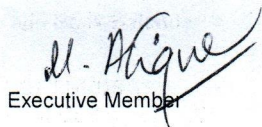

Finance Secretary


Executive Member


Executive Member


Executive Member


Executive Member


Executive Member