



CENTURY CLUB
Bangalore

DEAR CENTURIONS,

**STATUS REPORT ON PROJECTS AS ON 31/03/2026 AS PER
THE 106TH ANNUAL REPORT & AUDITED ACCOUNTS
CERTIFIED BY THE INTERNAL AUDITOR
FOR YOUR KIND INFORMATION**

C. N. GURUPRASANNA
President

INDEPENDENT PRACTITIONER'S CERTIFICATE

To
The Secretary
Century Club
No.1 Seshadri Road,
Bengaluru-560001

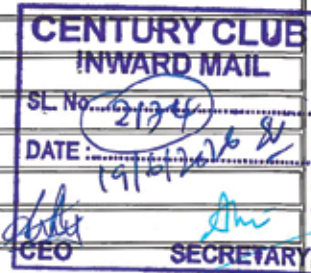
Subject: Certificate on Verification of Project Expenditure for the Financial Year 2025-26

Based on our verification of the books of account, ledgers, vouchers, supporting documents, project records, and the Annual Report produced before us by the Management of Century Club, we certify that the expenditure incurred under the various projects and sections during the Financial Year 2025-26 has been reconciled with and is in agreement with the corresponding figures disclosed in the Annual Report of the Club for the said financial year.

Our verification procedures included examination of relevant accounting records, supporting documentation, and comparison of the expenditure details with the amounts reported in the Annual Report. Based on such verification, no material discrepancies were observed between the expenditure records produced before us and the figures disclosed in the Annual Report.

Expenditure Verified

Sl. No.	Section Name
1	Rooms Renovation
2	Bar I Tone Renovation
3	Badminton Renovation
4	Table Tennis Renovation
5	Multipurpose Hall
6	Billiards Renovation
7	Bamboo Bar Renovation
8	Existing Party Hall Renovations
9	General Toilets Renovation
10	Children Park Renovation
11	New Equipment Purchases
12	Snooker Table Purchases
13	Health Centre & Gym Section
14	Cards Section Toilets
15	Pickle Ball Court
16	Tennis Flood Lights



A summary of the expenditure verified is provided in **Annexure A (Page 03)** attached to this certificate. The detailed section-wise and project-wise breakup of such expenditure, as verified by us from the underlying records and supporting documents, is provided in **Annexure B (Page 04 Onwards)**, which forms an integral part of this certificate.



Management's Responsibility

The Management of Century Club is responsible for the preparation and presentation of the Annual Report and for maintaining proper books of account, supporting records, and relevant documentation relating to the expenditures incurred. The Management is also responsible for ensuring the accuracy, completeness, and authenticity of the information provided for our verification.

Practitioner's Responsibility

Our responsibility is to verify the expenditure amounts stated below with supporting records, and the Annual Report made available to us and to issue this certificate based on such verification. We have performed our procedures in accordance with generally accepted professional practices applicable to such engagements. Our procedures were limited to reconciliation and verification of the expenditure amounts with the corresponding figures appearing in the Annual Report for FY 2025-26.

Restriction on Use and Distribution

This certificate has been issued solely for the information of the Members of Century Club in connection with the expenditure details reported in the Annual Report for FY 2025-26. This certificate should not be used, referred to, or distributed to any other party or for any other purpose without our prior written consent.

For MANN & CO
Chartered Accountants
FRN 015205S

Ashwin B.U.
Ashwin B.U.
Partner
MRN - 233255
UDIN: 26233255YTOEOA9988
Date: 18TH June 2026
Place: Bengaluru



ANNEXURE - A

STATUS REPORT ON PROJECTS AS ON 31/03/2026 AS PER THE 106TH ANNUAL REPORT & AUDITED ACCOUNTS

(Rs. In Lakhs)								
Sl. No	Projects	PROJECTS SANCTION, COST INCURRED & UNUTILISED AS AT 31/03/26 AS PER AUDITED BALANCE SHEET						
		SGM SANCTIONS			EC Sanctions			
		Sanction	Incurred	unutilised Sanction	Sanction		Incurred	
					Capital	Revenue	Capital	Revenue
1	Rooms Renovation *	450.00	88.36	361.64	-	-	-	-
2	Bar I Tone Renovation	125.00	12.86	112.14	-	-	-	-
3	Badminton Renovation	65.00	42.14	22.86	-	0.81	-	0.81
4	Table Tennis Renovation (1.1. previous approval of Rs.19.39Lakhs)	57.39	19.62	37.77	-	-	-	-
5	Multi Purpose Hall (Kelideo)	50.00	50.00	-	31.43	3.87	31.43	3.87
6	Billiards Renovation	30.00	20.35	9.65	-	-	-	-
7	Renovation of Bamboo Bar	-	-	-	26.27	5.27	22.32	5.27
8	Existing Party Halls renovation	375.00	0.90	374.10	-	-	-	-
9	General Toilets Renovation	100.00	3.98	96.02	-	-	-	-
10	children's park renovation	25.00	1.23	23.77	-	-	-	-
11	Purchase of new equipment's (cold storage, exhaust system) Architect fee on civil work	100.00	0.60	99.40	-	-	-	-
12	Purchase of Snooker Tables	54.00	54.00	-	-	-	-	-
13	Health centre & Gym Section	15.00		15.00	-	-	-	-
14	Cards Section toilets	20.00		20.00	-	-	-	-
15	Pickle Ball Court	-	-	-	5.36	6.66	5.36	6.66
16	Tennis Flood light	-	-	-	23.42	-	18.16	-
	Grand Total	1,466.39	294.04	1,172.35	86.48	16.61	77.27	16.61
a. SGM sanction Projects of Rs. 14.66 Crores, Amount spent is Rs 2.94 Crores only & unutilised sanctioned Amt Rs.11.72Cr								
b. EC Sanction - Capital expenditure for projects Rs. 86.48 lakhs against incurred Rs.77.27 lakhs								
c. EC Sanction - Revenue expenditure for projects Rs. 16.61 lakhs against incurred Rs.16.61 lakhs								
Note: * Rooms Renovation :- An advance Amount of Rs. 28.61 Lakhs has been paid towards Renovation of Room Section and the same will be adjusted against Contractor's running bills @ 10%								

ANNEXURE - B

RENOVATION OF BADMINTON SECTION

Parameter	Detail
Total SGM Budget (29.06.2024)	₹65 Lakhs + taxes
Tender Contractor	M/s Vivechana Constructions
Total WOs Issued (incl. add-ons and non-tender items)	₹58.38 Lakhs + taxes (₹34.73 + ₹23.65 = ₹58.38 in lakhs)
Amount Executed / Paid as per the 106th Annual report & audited accounts	≈ ₹43.19 Lakhs *
Balance to be paid as per 106th Annual report & audited accounts	₹23.65 Lakhs

- * Rs.42.13 lakhs + GST Rs.6.58 lakhs = Rs.48.71 lakhs, less sponsorship of Rs.3.72 lakhs & Rs.0.81 lakhs from revenue budget = Rs.43.19 lakhs

Amount Paid- Rs. 34.73 lakhs (Excl. GST) – Amount paid towards Tendered works – Civil work for extension of shower area, Renovation of existing changing rooms, Toilets, Remodeling of stage. Professional fees- Architect, Third party architect Structural consultant, PHE Consultant .and for Bought out items- Plumbing materials, Sanitary items, Tiles, Grill work, Force exhaust system, Doors & Windows, Glass partitions, Light fixtures, PVC drain Chambers & Electrical items. Strengthening of the roof in changing area by providing additional ISMB. Plastering work of roof area in veranda & changing area which were Non tendered items.

Amount paid & accounted under Revenue budget Rs. 81,000/- only (Revenue budget for Vinyl flooring work, Supply of painting material and Core cutting work).

Reasons for Delay –

The delay was due to drainage issue connected with Tennis, Billiards and office.

Further, it was necessary to coordinate and wait till the completion of the new drainage line from Tennis section to STP plant. Only after obtaining these Clearances the work was started for new shower area.

The existing building is very old and as there was lot of challenges we started the project which needed lot of structural strengthening. Time was required to get the clearance from Architect, Structural & PHE consultants.

MULTIPURPOSE HALL - KALEIDO

Parameter	Detail
SGM 01.03.2025 Sanction	₹50.00 Lakhs – Tender (work order issued for ₹49.81 Lakhs)
Tender Contractor	M/s Lotus Energy Systems
Tendered Amount to the Contractor after discount	₹49.81 Lakhs
EC sanction Amount spent out of Capital Budget as per rule – 19.9	₹31.43 Lakhs
EC sanction Amount spent out of Revenue Budget as per rule – 19.10	₹3.87 Lakhs
Work Executed & paid as per page 73 of 106th annual report & audited accounts	₹85.11 Lakhs + GST

- Work Order of Rs, 49.81 Lakhs issued for – Soundproofing & Acoustic treatment, Interiors, HVAC Systems, Electrical Work, Auxiliary Equipment, Copper tube piping and Third-Party Architect Fee
- Work Order for Rs.31.43 Lakhs issued for – Audio Party lights, Air Conditioner, Indoor LED wall, LED trolley, Electrical Items, Stabilizer, Century Club Logo, Interior lights, Star lights, Neon signage & CCTV.
- Work Order for Rs.3.87 Lakhs issued for – Minor Civil Works, Supply & Installation of Dutch Cap and Texture paints.
- This facility “Kaleido” has generated as per the 106th Annual report & Audited Accounts a revenue of Rs. 4,82,500/- within the span of 5 months (Nov 2025 to Mar 2026) and Rs.3,82,500/- (Apr 2026 & May 2026)

BAMBOO BAR

EC-approved 'project value'	₹31.54 Lakhs
Amount executed & paid (₹26.26 lakhs works + ₹1.34 lakhs professional fee)	₹27.60 Lakhs
Capitalized under 'Building – Main' (30.09.2025)	₹22.32 Lakhs
Charged to Repairs & Maintenance / Revenue (30.09.2025)	₹5.28 Lakhs

Renovation of the bamboo bar was initiated due to damage to the roof by a falling tree branch. Further, EC with the intent of creating a permanent performance stage for the club, decided to extend the stage & the roof extended to avoid splashing of rain fall on the stage, increase floor level & construction of greenroom, ramp & ladies' toilets. Hence the work involved is a combination of revenue expenditure like repair & capital expenditure like renovation work, which also includes Architect fee. This is apportionment recommended by internal auditor in the EC meeting 11 Oct 2025 based on quantum of work done.

The project was not outsourced and the same has been taken up & completed till date with the in house resources available. The items have been procured from the open market after obtaining the necessary comparative quotations. Items still not used like granite for flooring & unused iron materials (TMT bars) are in the stock as per the physically verified certification of Internal Auditor.

Members should further note that this effort of EC has resulted in savings on account of hiring the stage from external agency. Further, the damage to the lawn during installation & dismantling of the same for every cultural program. When there was no cultural programs the area used to be used as a Bar & Restaurant, the area has increased by additional 10 tables and 40 members can be accommodate as compared to earlier.

The committee decided to urgent repair of the damage of the roof & extend the area with additional facilities to the members and the future committee will take care of the Interiors.

BAR I TONE

EC apportionment out of Rs.500 Lakhs of the SGM Sanctioned	₹ 125 Lakhs
Tendered Amount to Max Muller	₹ 88.12 Lakhs
Work executed by Max Muller till date	₹6.53 Lakhs
TOTAL professional fees paid	₹6.33 Lakhs
Amount Spent as per the 106 th Annual report & audited accounts	₹12.86 Lakhs + GST

Work executed by Max Muller till date is Rs. 6.60 Lakhs which includes the civil & Structural foundation work.

Reason for Delay –

While carrying out the work, the tree roots obstructing had to be avoided in order to place the column structures & drainage system, there was a delay in laying the new drainage system which was connecting from Tennis, Billiards, office, Badminton, Bar I tone & Chambers leading to STP. Further, it was necessary to coordinate and wait till the completion of the new drainage line from Tennis section to STP plant. Only after obtaining these Clearances the work could be started.

GUEST ROOM

Parameter	Detail
Total SGM Budget (29.06.2024)	₹4.50 Crores + taxes
Tender Contractor	M/s Sahaaya Builders and Developers Pvt. Ltd.
EC-Approved Project Value (incl. professional fees)	₹408.97 Lakhs
Amount Executed / Paid as on 31.03.2026	₹88.36 Lakhs + GST
Original Construction Period	03.04.2025 to 31.08.2025 (180 days)

When the project work started, it was noticed that there are certain observations about the Columns & beams having developed cracks, insufficient covering of the steel rods, out of plumb columns & honey combing of columns & beams. It has to be noted that during the renovation work apart from planned retrofitting work, which was the part of the tender a large amount of additional but essential retrofitting work had to be carried out as advised by the structural consultant. Since this is an old building the structural drawings and construction details were not available, hence, Columns which were embedded in the walls got exposed once the demolition was done. It is also noted that in the additional quantity of uncertain work carried out, the ground floor columns which were embedded in the walls were missed out earlier also had to be strengthened.

The Structural consultants who were consulted by the club have indicated the following:-

- a. The foundation area & the depth provided is adequate and there was no settlement hence no treatment was suggested for the foundation.
- b. The cross section of the existing column was inadequate hence suggested column jacketing increasing the cross section.
- c. The tension reinforcement in the beam was inadequate, hence beam treatment was recommended.

During site inspection it was found that the beams & the sunken slabs had no cover to the reinforcement the columns in the GF & in the Upper floor was showing wide vertical cracks propagating from the pedestal to the roof level in the GF. In SF the electrical conduit and junction boxes were embedded in the column. To overcome the above defects the consultant recommended continuation of retrofitting.

- Prof. J. M. Chandra Kishen from IISC was also consulted & visited the site on 21.11.2025. As per his report the retrofitting work that was being carried out is in order & the same should be continued & completed. Cementitious grouting treatment has to be provided to the beams.

Reason for delay -

In the project there were severe defects was observed in the original beams & columns including misalignment of columns, honeycomb in the beams and in view of these defects the structural engineer performed NDT to evaluate the strength of the structure and based on the report he advised retrofitting & strengthening of columns & beams.

PICKLE BALL COURT

A	Pickle ball court WO issued to Net Fusion dt 25.3.2025 approved in EC 25/3/2025 – Under the Rule- 19.9 under Capital expenditure	Rs.5.36 Lakhs + Taxes
	Work Executed & Capitalized	Rs.5.36 Lakhs + Taxes
B-1	WO issued to Shivashree Constructions as per EC approval dated 31.10.2025 –Under the Rule- 19.10 under Revenue Expenditure	Rs.5.17 Lakhs
	Work Executed as per the Final Bill	Rs. 4.18 Lakhs
B-2	WO Issued to Shivashree Constructions as per EC approval dated 31.10.2025 –Under the Rule- 19.10 under Revenue Expenditure	Rs.1.32 Lakhs
	Work Executed as per the Final Bill	Rs. 1.30 Lakhs
B-3	WO issued towards supply & installation of acrylic flooring & electrical items Under the Rule- 19.10 under Revenue Expenditure	Rs. 1.18 Lakhs
	GRAND TOTAL OF WORK EXECUTED/ PAID A + B1 + B2 + B3	Rs. 12.02 Lakhs

Initial work for Pickle Ball Court commenced in FY 2024-25 which includes Sub Base, ITF certified 8-layer acrylic durabolt standard system, painting, Lighting, Fencing, Pole erection, Pickle ball paddle, Net, Iron Mesh, Shade net fencing & fencing support poles.

First WO A - Pickle ball court WO issued to Net Fusion dt 25.3.2025 approved in **EC 25/3/2025**. - Rs.5.36 Lakhs.

The court were being used by members for a few months. Due to tremendous response from the members of the Pickle Ball section the Ladies & Gents toilets along with change room work started.

There was a tree branch fall which damaged the Court & the fencing due to heavy rains & wind.

The renovation work related to Table tennis section started which also added fine sand dust particles that in spite of cleaning & dust from open air environment that lingered on the court.

Apart from resurfacing the terrace surface EC approval dated 31.10.2025 – Second WO – B-1, B-2 & B-3 which also covered the following:

1. WO issued to Shivashree Construction for Rs.5.17 lakhs - Providing of water proofing – Terrace & Lift lobby, providing water proof screed concrete, Fine finishing Screed concrete with water proof cement motor, Coarse finish of the surrounding area of court, Providing MS Spiral stair case, Providing & fixing UPVC doors
2. WO issued to Shivashree Construction for Rs.1.32 Lakhs - Fixing Anti-skid tiles, Providing Epoxy grouting
3. WO issued to Quickhits for Rs.1.18 Lakhs towards supply & installation of acrylic flooring & electrical items.

RENOVATION OF TABLE TENNIS HALL

Parameter	Detail
SGM 25.06.2022 Budget - ₹19.90 Lakhs carried forward after utilization of Rs. 0.51 lakhs for UPVC windows	₹19.39 Lakhs (Available Balance)
SGM 29.06.2024 Additional Budget	₹38 Lakhs + taxes
Total Budget ₹19.39 lakhs + ₹38 lakhs = ₹57.39 lakhs.	₹57.39 Lakhs + taxes
Tender Contractor	M/s Doors N Doors Deco Build Pvt. Ltd.,
Tendered Amount to the Contractor after discount	₹56.11 Lakhs
Non Tendered Work	₹5.97 Lakhs
Professional Fee	₹3.12 Lakhs
Bought Out Items	₹1.07 Lakhs
Total WO Issued (As per 106th annual report & audited accounts the WO amount (Which includes Tendered, Non tendered, Professional fees & Bought out items))	₹66.27 Lakhs (₹56.11 + ₹5.97 + ₹3.12 + ₹1.07)
Less: Deletion of Tendered items	₹16.16 Lakhs
Total	₹50.11 Lakhs
Work Executed & paid as per 106th annual report & audited accounts	₹19.62 Lakhs + GST
Work executed to be ascertained & bill to be raised by the vendors	₹30.49 Lakhs

For Rs. 19.32 lakhs the following works were executed - Civil work, Tiles work, Fabrication , Ceiling work, Puff Sheet, Architect fee, Third party architect fee, Purchase of electrical items, Purchase of mirrors & Purchase of Bathroom accessories.

Work executed to be ascertained & bill to be raised by the vendors of Rs. 30.79 Lakhs towards Interior Work, Door Frames & shutters, Sanitary Fittings, Lighting, Electrical Works, Plumbing, Architect fee, Third party Architect fee.

Purchase of Furniture & Fixtures