

NEW POONAM COMPLEX (ABCDE)

Co-Op Hsg. Soc. Ltd

Behind Laxmi Park, Naya Nagar, Mira Road (E),
Dist Thane – 401107



STATUTORY AUDIT REPORT

Audit Period

1st April 2024
to
31st March 2025

Auditor

SUNIL B. GHOSALKAR
Govt. Certified Auditors
Panel No. 11065



Sunil B. Ghosalkar

Govt. Certified Auditor – Panel No 11065

G/01, Bageshree CHS Ltd, Geeta Nagar, Kapol Wadi Hall, Thane 401101

To,

The Chairman/Secretary,
New Poonam Complex (ABCDE) CHS Ltd,
Behind Laxmi Park, Naya Nagar,
Mira Road (East), Dist Thane - 401107

Sub: - Statutory Audit Report for 2024 to 2025.

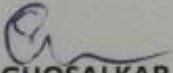
Dear Sir,

Please find enclosed herewith the Statutory Audit Report of your Society for the period from 01/04/2024 to 31/03/2025.

The Rectification Report of the said Audit Report may please be sent in "O" Form in triplicate within three months from the date of receipt of this report as required under section 82 of the Maharashtra Co-operative Societies Act, 1960 and Bye-laws No. 34 (4) of your Society.

Thanking you,

Yours faithfully,



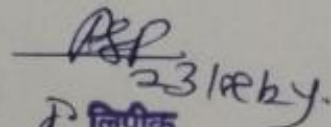
SUNIL B GHOSALKAR
Govt. Certified Auditors
Panel No. 11065

Place: Thane

Dated: 31 July 2025

Encl.: Statutory Audit Report for 2024-2025.

CC: Deputy Registrar, Mira Road, Thane 401107


23/8/25
लिपीक
उपनिबंधक
सहकारी संस्था, ठाणे तालुका, ठाणे

New Poonam Complex (ABCDE) Co-op Hsg. Soc. Ltd

Mira Road (East), Dist. Thane

CONTENT

Sr. No.	Particulars
1	Provision Order/AGM Resolution
2	As Per Section 81(2) Discrimination of 1 to 9
3	Part -A
4	Part -B
5	Part -C
6	Auditors Report
7	1 to 6 Schedule
8	Balance Sheet & Income & Expenditure A/c
9	Form No.1 & 28



Maharashtra Co-operative Societies Act 1960

Section 81 below 1 to 9 point

New Poonam Complex (ABCDE) Co-op Hsg. Soc. Ltd

Audit period : 01-04-2024 to 31-03-2025

Sr. No.	Particulars	Remarks
1	Loans, Overdue of Debts, other outstanding dues etc.	As per Schedule 1
2	Cash balance and securities and valuation of the assets and liabilities of the society.	As Per Balance Sheet
3	Whether loan and advances and debts made by the society on the basis of security have been properly secured and the terms on which such loans and advances are made or debts are incurred are not prejudicial to the interest of the society and its members.	No such loans obtained.
4	Whether transactions of the society which are represented merely by book entries are not prejudicial to the interest of the society	No such book entries
5	Whether loans and advances made by the society have been shown as deposits	No
6	Whether personal expenses have been charged to revenue account	No
7	Whether the society has incurred any expenditure in furtherance of its objects.	Repairs & Maintenance Expenses
8	Whether the society has properly utilized the financial assistance granted by government or government undertakings or financial institutions, for the purpose for which such assistance is granted.	No Government grant or assistance received.
9	Whether the society is properly carrying-out its objects and obligations towards members.	Yes, Housing Society

SUNIL B. GHOSALKAR

Govt. Certified Auditors

Panel No. 11065



Place: Thane

Dated: 31 July 2025

Sunil B. Ghosalkar

Govt. Certified Auditor – Panel No 11065

G/01, Bageshree CHS Ltd, Geeta Nagar, Kapol Wadi Hall, Thane 401101

INDEPENDENT AUDITOR'S REPORT

(Under section 81 (5 B) of the MCS Act 1960 & Rules 69 of MCS Rules)

To,
The Members,
New Poonam Complex (ABCDE) CHS Ltd.,
Behind Laxmi Park, Naya Nagar,
Mira Road (East),
Dist Thane 401107

Report on the Financial Statements:

We have audited the accompanying financial statements of New Poonam Complex (ABCDE) Co-operative Housing Society Ltd', which comprise the Balance Sheet as at 1st April 2024 to 31st March 2025, and the Statement of Income and Expenditure Account for the year ended and a summary of significant accounting policies and other explanatory information incorporated in these financial statements of the Co-operative Housing Society audited by us for the period from 1st April 2024 to 31st March 2025.

Managing Committee's Responsibility for the Financial Statements:

Management is responsible for the preparation of these financial statements in accordance with The Maharashtra Co-operative Societies Act, 1960 and The Maharashtra Co-operative Societies Rules 1961, there under. This responsibility includes the design, implementation and maintenance of Internal Control relevant to the preparation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility:

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the applicable Standards by the Institute of Chartered Accountants of India and under The Maharashtra Co-operative Societies Act, 1960. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Society's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management/managing committee, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Opinion:

In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by The Maharashtra Co-operative Societies Act 1960 and The Maharashtra Co-operative Societies Rules 1961 with in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India subject to our observations in the General Remarks Part II:

- i. in the case of the Balance Sheet, of the state of affairs of the Society as at 1st April 2024 to 31st March 2025;
- ii. in the case of the Income and Expenditure Account - Excess of expenditure over income for the year ended on that date.

Report on other Legal and Regulatory requirements:

The Balance Sheet and the Income and Expenditure Account have been drawn up in accordance with the provisions of the Maharashtra Co-operative Societies Act 1960 and the Maharashtra Co-operative Societies Rules 1961.

I Report That :

- a. I have obtained all the information and explanations which to the best of our knowledge and belief were necessary for the purpose of our audit and have found them to be satisfactory.
- b. The transactions of the society, which have come to our notice, were within the powers of the society.
- c. The returns received from the offices of the society have been found adequate for the purpose of our audit.

In my opinion, the Balance Sheets and Statement of Income and Expenditure Account comply with applicable Accounting Standards issued by the Institute of Chartered Accountants of India.

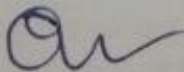
I Further Report That :

- a. The Balance Sheet and Statement of Income and Expenditure Account dealt with by this report are in agreement with the books of account;
- b. In our opinion proper books of accounts as required by law have been kept by the Society so far as it appears from our examination of these books;
- c. The reports on the accounts of the branches audited by branch auditors have been dealt with in preparing our report in the manner considered necessary by us.

Audit Classification:

The Society has been awarded "B" Audit Classification for the Co-operative Financial year 2024- 2025

Yours faithfully



SUNIL B. GHOSALKAR
Govt. Certified Auditors
Panel No. 11065



Place: Thane

Dated: 31 July 2025

NEW POONAM COMPLEX ABCDE CO-OPERATIVE HOUSING SOCIETY LTD.

AUDIT REPORT

AUDIT PERIOD – 01/04/2024 TO 31/03/2025

PART – A

Section 81 (5b) & Sub Rule 3 of Rule 69 / specified by the Registrar.

(a) Fraud	No
(b) Misutilisation of funds	No
(c) Misapplication of funds	No
(d) Manipulation of accounts	No
(e) Falsification of accounts	No
(f) Auditor shall quantify short fall provisions whether there is profit or loss to the society.	As per Balance Sheet
(g) Serious infringement of provisions of Act, Rules, Byelaws and notification.	No
(h) Misutilisation of capital / loan / grant received From Govt.	No
(i) Personal expenses which are debited to Profit and loss account	No
(j) Contravention of cash limits as per Rule 107 (c).	No
(h) Payment in cash in excess of the limits laid down in the Income Tax Act as per Rule 107 (d).	Yes

1. Introduction

Statutory Audit of the **NEW POONAM COMPLEX ABCDE CO-OPERATIVE HOUSING SOCIETY LTD., Mira Road (East)** for the period from 01-04-2024 to 31-03-2025 was carried out as per resolution adopted by the general body of the society of appointing the statutory auditor. The audit was carried out from the records shown and oral explanations given by the Office Bearers. My observations on the examination of the books of accounts and statements are as under;

The financial statements for the above period are attached herewith, which shows the financial position of the society.

2. The Audit Rectification Report

Mr. Sunil B. Ghosalkar - Panel No. 11065 had conducted the statutory audit for the period 2023-24. The society has not sent the audit rectification report to the registrar for the previous Audit report.

3. Meetings and Minutes

During the period under audit the society has conducted AGM on 22 Sep 2024. Total MGM meeting are 12 during the audit period. The society is advised to conduct monthly meeting and should approve the monthly expenditure. Proper Minutes should be maintained of all the meeting. Managing Committee members who fails to attend 3 consecutively cannot hold their position in the committee.



4. Members

The members of the society are 118. In case of transfer of the property all the documents and procedure should be follows as per bye laws of the Society.

5. Management

As per bye-laws of the society, the management committee for the year ending 31st March 2025 and their designation is as below;

Sr. No	Name	Designation
1	Mrs. Mehraj Shaikh	Chairman
2	Mr. Mohammed Basit Qureshi	Secretary
3	Mr. Waseem Sayed	Treasurer
4	Mrs. Rangila Bano	Committee Member
5	Mrs. Shakila Bano	Committee Member
6	Mrs. Praveen Maulana	Committee Member
7	Mr. Mohammed Amjad	Committee Member
8	Mr. Mohammed Haroon Patel	Committee Member
9	Mr. Mohammed Zafar	Committee Member
10	Mr. Nasir Abdulla Kazi	Committee Member
11	Mrs. Bilkis Zaheer Shaikh	Committee Member

6. Election

As per the notification published in the Maharashtra Government Gazette dated 20th August 2013 all the co-op societies should take the election under State Co-operative Election Authority "SCEA" constituted by the State Government. Society should follow the procedure as per the Notification. The current managing committee was elected on 02/07/2023.

7. Nomination

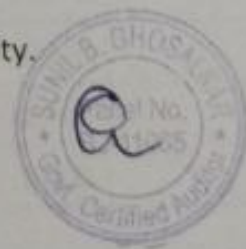
Society is processing the nomination and the same are being updated in the nomination register.

8. Internal Control & Audit

The Internal audit of the society is jointly by the office bearer. Control of expenses is jointly done by the office bearer and the managing committee of the society.

9. Conveyance Deed

Conveyance Deed is not yet executed in favour of the society.



10. Property Insurance

The society property is insured against fire and earthquake as required under byelaw no 161.

11. Annual Return

The annual returns of the society are to be submitted online. As per the new amendment society should submit the annual returns within prescribed time as well as hard copy to the respective Department.

PART – B SCRUTINY OF THE BALANCE SHEET

LIABILITY SIDE

1. Paid up Share Capital

The Paid up share capital of the society is Rs.29,500/- as on 31st March 2025. Consisting of 590 shares of the face value of share is Rs.50/- each. The share capital amount is tallied with the Balance sheet amount.

2. Reserve Fund & Other Fund:

Particulars	2023-2024	2024-2025
Sinking Fund	131088	196632
Membership Fees	36000	40200
Transfer Fees	17000	17000
Transfer Premium	250000	425000
Repair Fund	980501	980501

The society should invest the Sinking Fund and Reserve Fund amount separately in TDCC Bank. Sinking Fund should be fully invested outside the business of the society duly earmarked as per M.S.C. Act Section 70 & Rule 54, 55.

3. Contribution Towards Land & Building

The society has not considered Contribution from Members towards Land & Building in the balance sheet as per Members agreement cost.

4. Current Liabilities & Provisions

Particulars	2023-2024	2024-2025
Audit Fees Payable	8850	8850
Municipal Water Charges	62867	100500
Accounting Charges Payable	14278	11328
Security Charges Payable	10000	21000
Electricity Charges Payable	16740	19500
House Keeping Payable	8000	8000

Any other amount payable should be given to respective person after confirmation of the balance as and when demanded.

ASSET SIDE

1. Cash & Bank Balance

Particulars	2023-2024	2024-2025
Cash In Hand	0	18200
Bharat Bank	1331960	1224659
Thane District Central	60404	60404

Bank balances are tallied with the bank as on 31st March 2025 as per bank reconciliation statement. The balance in TDCB bank need to be confirmed and to be reconciled.

2. Investments

The Society has investment Rs. 261623/- as fixed deposits. No physical Fixed Deposits receipts were presented to us for scrutiny.

3. Fixed Assets

Fixed Assets amounting to Rs. 261331/- is tallied with the list provided by the society of Fixed Asset. Depreciation is calculated as per Income Tax rules WDV method

4. Member Dues

The member's outstanding amount is Rs. 312237/- is tallied as per the Schedule list 2 provided by the Society. The outstanding amount should be reconciled and confirmed and should be collected from the members at earliest. It is also advice to recover the dues as per the bylaw 101 of the society.

5. Deposits

There are no deposits to any service provider.

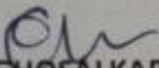
6. Income & Expenditure Account

Current year deficit of Rs. 348849/- is transferred to the Balance sheet as on 31st March 2025.

7. AUDIT CLASS:

Taking into consideration all the above facts and maintenance of good record the Society is awarded "B" Class for audit period.

The report cannot be concluded without our sincere thanks to the committee members for necessary co-operation extended by them during the course of Audit.


SUNIL B. GHOSALKAR
Govt. Certified Auditors
Panel No. 11065



Place: Thane Dated: 31 July 2025.

PART - "C"

SUGGESTIONS, IRREGULARITIES & OBSERVATIONS

GENERAL REMARKS

1. Training Fund:

The Training fund should be utilized as provided under section 24(A) of the Act to provide co-operative education and training to develop co-operative skills to its members, committee members, officers and employees of the society. The society should provide training to 20% of members every year.

2. Cash Payment:

As per Bye law No. 145 all payments in excess of Rs.1500/- shall be made by means of crossed A/c payee's cheque only. It is advised to the society to make such payments by issuing crossed cheques only in future.

3. Books of Accounts, Share Register, Members Register and Statutory register:-

Secretarial records are properly maintained by the society i.e. minutes of various meetings, should be affixed to the register and record pages should be serially numbered. These records should be attested by the Office Bearers. Society has maintained Share Register, J & I Form Register, Nomination Register and Minutes Book. I advised society to update said register on regular basis in case of flat and share transfer as per bye law of the society

4. Education and Training Fund:

Committee are advised to arrange the Co-Operative Education and Training Programme to committee Members, employees and members of the society as per section24(A) and bye laws no 14(d).

5. Structural Audit:

It is suggested that as per Bye Law No.76 (a) Society shall undertake Structural Audit of the building if the building ageing is above 15 years. The society carried out its latest structural audit on 27/12/2021

6. Fire and Electrical Audit:


As per the directive of Directorate of Maharashtra Fire services, fire and electrical audit has to be conducted by the License authority approved by them as per Byelaw no 76a

7. General Remarks

- 1) Previous year figures are regrouped or recast where ever necessary.
- 2) Conveyance deed of the land has not been executed in favour of the society as required under the Maharashtra Ownership Act. The society should follow up with the builder and get the conveyance deed executed as soon as possible.
- 3) Sinking Fund should be fully invested outside the business of the society duly earmarked as per M.S.C. Act Section 70 & Rule 54, 55.



- 4) The society should invest excess fund available in saving accounts to earn interest. and also make FD for the shortfall in any reserve fund for long terms basis as reflected in the balance sheet.
- 5) The society is advised to revise the maintenance and collect the sinking fund and repair fund at the current construction cost.
- 6) Nomination forms should be obtained from all members.
- 7) The society is advised to prepare vouchers and attach proper bill with the voucher. The voucher should be counter signed by at least two officer bearer of the society and the receiver signature should be taken.
- 8) Statutory Registers are not properly maintained as required vide Rule 65 of the MCS Rules 1961. The society is advised to maintain the register and should be updated regularly and affix seal of the society on each page of the minutes.
- 9) Payment to labour, contractors and professional attracts TDS and therefore society should deduct tax at source and deposit it into government treasury.
- 10) The society should start the recovery proceeding against defaulting members under section 101 of the society act.
- 11) Rectification report of the previous audit report may please be sending in "O" form at earliest.
- 12) The society should conduct its election as per the new notification.
- 13) Model Bye Laws should be approved in the AGM and amended to the Deputy Registrar "Thane City".
- 14) The society should collect Rs 10/- per month separately from the member towards Education and Training Fund and the same to be utilized by providing training to the members regarding co-op law.
- 15) The income earned by the society are subject to Income Tax. As such the society should file Income Tax Return (Form 5) on or before due date prescribed under section 139(1) of Income Tax Act, 1961. Filing of income tax is mandatory even if there is no taxable income in case of companies, firms, association of person etc.
- 16) The society is advised to fulfill all the points raised in general remark and suggestions of previous and current audit report as early as possible.


SUNIL B. GHOSALKAR
Govt. Certified Auditors
Panel No. 11065



Place: Thane
Dated: 31 July 2025.

SCHEDULE

NEW POONAM COMPLEX (ABCDE) CO-OP. HSG. SOCIETY LTD.

PERIOD OF THE AUDIT : 01-04-2024 to 31-03-2025.

Schedule : I Transaction involving information of the provisions of the Act Rules and Bye-laws

Vide General Remarks

Schedule : II Particulars of sums which ought to have not been brought into account

NIL

Schedule : III Improper and irregular payments

NIL

Schedule : IIIA Irregularities in the realization of Moneys.

NIL

Schedule : IV List of Doubtful Debts

NIL

Schedule : V List of movable & Immovable Properly and other assets Considered doubtful of realization.

NIL



SUNIL B. GHOSALKAR
Govt. Certified Auditors
Panel No. 11065

Place: Thane

Dated: 31 July 2025.

FORM 1 & 28



Case No. 22-1-0075
Date Filed: 01/12/2022
Page 1 of 1
U.S. District Court
District of Columbia
1000 ...
Washington, DC 20004

Form No.1

Audit Memo (For all types of co-op. Societies)
Part-I


Name of the Society: **NEW POONAM COMPLEX (ABCD) CO-OP HSG SOCIETY LIMITED.**
 Sr. No. of the Audit Memo :
 as per Audit Register.
 Full registered address Behind Laxmi Park, Naya, Nagar, Mira Road (East)
 Taluka of Block Thane 401107
 District Thane
 Registration No. TNA/TNA/HSG/TC/15195/2003-04
 Date of Registration 2003-04

(i) Audit classification **"B"**
 (ii) Audit classification given
 during the last three audits **"B"**

Area of operation **THANE**

No. of branches, depots & shops Nil

(Give separate figures)

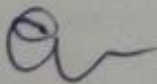
<p>1. Audit information:</p> <p>(1) Full Name, Designation & Head Quarters of auditing officers</p> <p>(2) Period covered during the present Audit</p> <p>(3) Date on which (1) Audit was commenced & continued (2) Audit was completed (3) Audit memo was submitted</p>	<p>Sunil B Ghosalkar Govt. Certified Auditor G/01, Bageshree CHS Ltd, Geeta Nagar, Kapol Wadi Hall, Thane - 401101 01/04/2024 to 31/03/2025 21/07/2025 24/07/2025 25/07/2025</p>
<p>2. Membership :</p> <p>(i) No. of Members (a) Individuals: (i) Ordinary: (ii) Nominal: (iii) Sympathizer: (b) Societies (c) Others</p> <p>Give details of the other members, if any</p> <p style="text-align: right;">Total</p> <p>(ii) Have new members been duly admitted? Have they pay entrance fees?</p> <p>(iii) Are their written applications in order and are they filed properly?</p>	<p>118 0 0 0 0 0 118 Yes Yes</p> 

(iv) Is the members registered kept in form "I" Prescribed under rules 32 & 65 (i) of the M.C.S. Rules 1961?	Yes
(v) Is a list of members kept in form "J" under Rule 33 of the M.C.S. Rules 1961?	Yes
(vi) Have due remarks been passed against names of the deceased, dismissed or resigned Members in the Member's Register?	NA
(vii) Are resignations in order and are they duly accepted?	NA
(viii) Have nomination made under Rule 25 of The MCS. Rules 1961 been duly entered in the member's register under Rule 26?	In Progress
3. Shares :	
(i) Are applications for shares in order?	Yes
(ii) Is share register written up-do-date	Yes
(iii) Do the entries in share register tally with the entries in the cash book?	Yes
(iv) Is share ledger written up-do-date?	Yes
(v) Do the total of share ledger balances tally with the figures of share capital in the Balance sheet?	Yes
(vi) Have share certificates been issued to the shareholders for all the shares subscribed?	Yes
(vii) Are share transfers and refunds in accordance with the provisions of the Bye-laws Act & Rules?	Yes
4. Outside Borrowings :	
(i) What is the limit fixed in the Bye-laws for Borrowings of the societies?	As per Rules 35 of the Act
(ii) Has it been exceeded?	NA
(iii) If so, state whether necessary permission has been obtained from the competent authority?	NA
5. Meetings:	
(i) Give date of	
(a) Annual General Meeting	22 Sep 2024
(b) Special General Meeting	
(c) Extra Ordinary Meeting	
(ii) State the No. of meetings held during the period as follows:	
(d) Board or Managing Committee Meetings	12
(e) Executive or Sub-Committee Meetings	Nil
(f) Other Meetings	
6. Rectification Reports :	
(i) Has the society submitted Audit Rectification Reports of the previous audit memos? If so, give date of submission. If not, state the reason for non-submission.	NO
(ii) Have any important points mentioned in the previous audit memos been neglected by the Society? If so, state them in General remarks	NA



<p>7. Audit Fees :</p> <p>(i) Give amount of audit fees last assessed: State period for which assessed: State the date of recovery of audit fees, name of Treasury & amount credited (give no. and date of Treasury challan.</p> <p>(ii) If audit fees have not been paid by the society, give details about outstanding audit fees and reasons for non-payment</p>	<p>Rs. 8850/-</p> <p>NA</p>
<p>8. Internal Or Local Audit :</p> <p>(i) If there is Internal or Local audit, state by whom done, period covered & whether memo is on the Record of the Society</p> <p>(ii) State whether there is a proper co-ordination between Statutory Auditors & Internal Auditors</p>	<p>No</p> <p>NA</p>
<p>9. (A) Managing Director/Manager/Secretary:</p> <p>(i) Name of the officer: Pay drawn: Grade</p> <p>(ii) State other allowances, if any, any facilities given such as rent free quarters etc.</p> <p>(iii) State whether he is member</p> <p>(iv) If so, whether he has borrowed or has been given any credit facilities? State the amount borrowed and the amount of over dues , if any</p> <p>(v) If other amounts are due from him, give details</p> <p>(B) Obtain a list of staff showings names, Designations, Qualifications, scales, present pay and allowances given date from which employed, security furnish etc.</p>	<p>Mr. Mohammed Basit Qureshi NIL Secretary NA Yes No No No fixed staff</p>
<p>ik10. Breaches :</p> <p>(i) Does the society possess a copy of the Act, Rules and its registered Bye-laws?</p> <p>(ii) Give only no. of breaches of the Act, Rules & Bye-laws?</p> <p>1. Section Nos.....</p> <p>2. Rules Nos.....</p> <p>3. Bye-laws Nos.....</p> <p>(iii) Have any rules been framed under the Bye-laws? Are they approved by appropriate authority? Are they properly followed? (These breaches should be discussed in brief in general remarks)</p>	<p>Yes</p> <p>See Remark</p>
<p>11. Profit & Loss :</p> <p>1. What is the amount of profit earned or loss Incurred during the last co-operative year?</p> <p>2. State how the net profits are distributed? (In Case of non-business societies, figures of Surplus or deficit may be given against Query No. 11(1) above.)</p>	<p>As Per Income & Expenditure A/c</p> <p>Transferred to B/S</p>

<p>12. Cash, Bank Balances and Securities :</p> <p>(a) Cash.</p> <ol style="list-style-type: none"> Count Cash & sign the Cash Book stating the amount so counted and date on which counted. Who produced the cash for counting? Give name & designation. Is he authorized to kept Cash? Is it correct according to the Cash Book? Are arrangements for safety of Cash in safe and cash in-transit adequate? <p>(b) Bank Balance.</p> <p>Do the Bank Balance shown in the Bank Pass Books or Bank Statements & Bank Balance Certificates Tally with such balances shown in books of Accounts? If not, check Reconciliation Statements</p> <p>(c) Securities :</p> <ol style="list-style-type: none"> Verify securities physically and see whether they are in the name of Society. Are dividends and interest being duly collected? If securities are lodged with the Bank, are relevant certificates obtained? Is investment register kept and written up- to-date? 	<p>Balance Confirmed as per Cash Book. 18200/-</p> <p>NA</p> <p>NA</p> <p>NA</p> <p>Yes (Reconciled as per statement)</p> <p>NO</p> <p>YES</p> <p>NA</p> <p>No</p>
<p>13. Moveable and Immovable Property :</p> <ol style="list-style-type: none"> Are relevant register maintained and written up-to-date? Verify property physically and obtained its list. Does the balance tally with Balance Sheet figures? In case of Immovable property including lands, verify title deeds and see whether they are in the Name of the Society. Is a property duly insured where necessary? If so give details in general remarks? Depreciation : <ol style="list-style-type: none"> Is due depreciation charged? State the rate of depreciation charged on various assets. 	<p>Yes</p> <p>Yes</p> <p>Conveyance Deed Not Executed</p> <p>NO</p> <p>Yes</p> <p>As per IT Dept</p>
<p>14 Have you discussed the draft audit memo in the Board or Managing Committee meeting?</p>	<p>No</p>



SUNIL B. GHOSALKAR
 Govt. Certified Auditors
 Panel No. 11065



Place: Thane
 Dated: 31 July 2025.

FORM NO.28 Part - II

Audit Memo (Co-operative Housing Societies)

NEW POONAM COMPLEX (ABCDE) CO-OP HOUSING SOCIETY LIMITED

1. Borrowings:-

(i) State loans obtained by the Society for various purposes from Government and other agencies

Agency Sanctioning Loan	Purpose of which Loan is sanctioned	Amount of loan sanctioned	Maximum Amount drawn	Repayment made	Out-standings	Amount Over due If any	Remarks
1	2	3	4	5	6	7	8
----- N.A. -----							

- (ii) Are repayment of loans punctual N.A.
- (iii) Are all conditions laid down for grant of various loans and credits observed? Note Breaches, if any N.A.
- (iv) Are necessary documents executed in favour of the authority sanctioning the Loan? N.A.

2. Government Financial Assistance:-

- (i) What is amount of Government Subsidy sanctioned and received by the Society? N.A.
- (ii) Has Government sanctioned any amount for land development? If so, state the Amount. Have development expenses exceeded the said amount? N.A.

3. Membership :-

- (i) State whether in case of Backward Class Co-op. Housing Societies, certificates from the social welfare officers are obtained for their eligibility to membership And obtaining of financial assistance? N.A.
- (ii) State whether certificates are obtained From officers of the concerned industry in Case of the subsidised industrial Housing Scheme. N.A.
- (iii) Have declarations been obtained from Members that they and their family members Do not own lands or house in the area Of operation of the society as per provision In the Bye-laws? N.A.

4. Lands and their developments :-

- (i) State whether lands for constructions of Houses have been secured, purchased or obtained on lease. Give details of the Lands, stating total area, survey Nos and C.R.S.Nos. if any, price for which purchased Lease rent etc. Construction already completed
- (ii) See the title deeds and ascertain whether they are properly executed in favour of the Society? Not obtained
- (iii) State how the lands has been utilised for:-
 - (a) Construction of houses. 118 Flats
 - (b) Construction of roads. ---
 - (c) Open spaces. ---
 - (d) Other purposes. (give details) ---
- (iv) Have the layouts and plans for development been approved by the Municipal Authorities before actual commencement of the work? Constructions Already completed
- (v) Have completion certificates been obtained from appropriate authorities for drainage water supply, roads, etc. before Construction work of buildings is commenced? N.A.



5. *Construction of Buildings:-*

- | | | |
|---------|--|--|
| (ii) | a) Have building constructions commenced?
b) State the no.of houses or flats/shop constructed and under construction.
c) Have the completed houses and flats/shop allotted to members? | Already constructed
118 Units |
| (iii) | Are building constructed on contract basis? See the terms and conditions of contracts and state whether they have been properly observed. Note breaches, if any. | Yes |
| (iv) | Are these contracts properly sanctioned by the competent authority as per Bye-laws of The Society? | Construction Completed |
| (v) | Have tenders or quotations been called after giving due advertisements in local news papers? If the work are not given to the contractors quoting the lowest figures, See whether reasons for the same are recorded. | Construction Completed |
| (vi) | Are contractors paid after necessary work-Progress certificates are obtained from the Architects? Are running and final bills Obtained before payments are made to the Contractors? | Construction Completed |
| (vii) | See the terms on which the Architects are Employed. Are there any breaches? | Construction Completed |
| (viii) | See whether completion certificates been obtained from the qualified Engineers and Architects, stating that the Construction have been completed according To approved plans, specifications and Other terms of contracts. | Construction Completed |
| (ix) | Is a Property register kept in proper form? Is it written up-to-date? | Construction Completed |
| (x) | When buildings are built departmentally, State whether the following books are kept And written up-to-date
(a) Job registers and measurement books
(b) Stock registers.
(c) Are valuation certificates from Qualified Engineers and / or Architects Obtained?
(d) Is expenditure allocated properly between items of capital and revenue nature? | Construction Completed
N.A.
N.A. |
| (xi) | State whether buildings have been Constructed according to the original plans And estimates submitted with the loan Applications and which are approved by The competent authority. Are they any Deviations? If so, they got approved from the competent authority? | N.A.
N.A. |
| (xii) | In case flat-owners societies, see whether titles to the land have been transferred in the name of the society. | Construction Completed |
| (xiii) | Are buildings and other constructions got insured? | YES |
| (xiv) | In case of flat owners Societies, have the Promoters fulfilled their obligations as per Agreements entered with them by the Members prior to the registration of the Society? | NO |
| (xv) | Examine the agreements entered into with the promoters and see whether they are in the interest of the Society. | N.A. |
| (xvi) | Has the Society executed lease deeds in Favour of members for giving plots and / Or buildings on lease to them? | N.A. |
| (xvii) | Has the Society created sinking fund as per provisions of the Bye-laws ? | YES. |
| (xviii) | Examine the basis on which monthly rents or contributions are fixed in case of tenant Co-partnership Societies or flat-owners Societies and see that the following items are Adequately covered - | Yes |



- | | | |
|-------|--|------|
| (i) | Amounts required for re-payment of loan installments | N.A. |
| (ii) | Municipal and other taxes. | N.A. |
| (iii) | Lease rent. | N.A. |
| (iv) | Service charges and common Expenses. | YES |
| (v) | Contribution to the sinking fund. | YES |

6. Major Repair Expenses:-

- | | | |
|-----|--|--------------------|
| (b) | Major Repair's expense has been done during the Audit period. | |
| (c) | Has the Major Repairs been approved in general meeting? Specify the date of general meeting & Resolution number of general meeting. | YES |
| (d) | Has the Architect or Engineer appointed for Major repairs? | NO |
| (e) | Structural Audit of building was done or not if yes specify the name of Architect & date of Structural Audit Report | Yes on 15 Feb 2021 |
| (f) | Specify the remark given by Architect & estimated expenses mentioned in Structure Audit Report. Specify the estimated expenses mentioned in Structure Audit Report. | N.A. |
| (g) | Specify the description of Major Repairing work done & actual expenses amount & provisional amount for Major Repairs. | N.A. |
| (h) | Has the society declare the Tenders or Quotations for Major repairs? Has the society compare between Tenders & Quotations? Has the society order to Tender holder or Contractors for Major repairs. If the Society order for major repairing work to Tender holders or Contractor if yes, check the Major repair expenses and give the specific remarks for major repairs done in society. | NO |
| (i) | Has the society square feet wise contribution from society members for Major repairing work? Has the society approved in general meeting for that if yes mention the Resolution number & date of meeting? | N.A. |
| (j) | Check all the Major repairs bills & payments made to contractor also cross check the bills are as per Tender or quotations, check the Major repairing work done as per remarks given in structure report by Engineer or Architect check as per evidence. | N.A. |
| (k) | Check details of TDS amount deducted against all the Major repairing bills check the date of deduction & details of TDS amount. | No TDS deducted |

7. Loans to Members:-

- | | | |
|-------|---|-------------------------|
| (ii) | Are recoveries of loans punctual? | N.A. |
| (iii) | State the amounts of overdue. | As per Schedule 2 of BS |
| (iv) | State what steps are been taken to recover overdue. | No. |

8. Expenditure:-

- | | |
|--|---------------|
| Has the expenditure been approved by the Managing Committee from time to time? | Not regularly |
|--|---------------|

SUNIL B. GHOSALKAR

Govt. Certified Auditors

Panel No. 11065

Place: Thane - Dated: 31 July 2025.



NEW POONAM COMPLEX (ABCDE) CO-OP HSG. SOC. LTD.

Regn. No. TNA/(TNA)/HSG/(TC) 15195 / 2003-04 Dated : 11/01/2008

Income & Expenditure A/c for the period ended 31st March 2025

	31-03-2024	31-03-2025	31-03-2024	31-03-2025
EXPENDITURE				INCOME
Administrative Expenses				
Bank Charges	623.44	901.98		
Printing & Stationery/Xerox	6,571.00	3,291.00		14,57,489.00
Accounts Writing Charges	47,107.00	35,379.00	13,20,144.00	52,900.00
Staff Welfare/Bonus	-	4,600.00	53,500.00	32,754.00
Professional Fees	-	3,500.00	59,200.00	89,675.00
Miscellaneous Expenses	5,000.00	-	87,953.50	
Audit Fees	8,850.00	8,850.00	53,550.00	65,544.00
AGM Meeting Expenses	31,100.00	22,750.00	65,544.00	16,98,362.00
Festival Celebration	48,186.00	36,265.00		
Grill Works	-	11,000.00		
Salary & Wages	40,000.00	-		
Conveyances Expenses	750.00	-		
		1,26,536.98		
Repair & Maintenances				
General Repair & Maint	3,25,350.00	17,819.00		30,276.00
Electrical Repairs	10,350.00	25,900.00	36,362.00	17,501.00
Cleaning Expenses	19,095.00	36,850.00	14,546.00	10,001.00
Plumbing / Drainage Work	90,195.00	7,83,367.00	23,177.00	4,200.00
Building Repair	1,00,000.00	-	1,300.00	1,75,000.00
Building Insurance	53,525.00	-	50,000.00	
		8,63,936.00		
Depreciation on Fixed Assets				
Schedule 1	38,239.00	36,315.00		
TOTAL C/F	8,24,941.44	10,26,787.98	17,65,276.50	TOTAL C/F
				19,35,340.00



NEW POONAM COMPLEX (ABCDE) CO-OP HSG. SOC. LTD.

Regn. No. TNA/(TNA)/HSG/(TC) 15195 / 2003-04 Dated : 11/01/2008

Income & Expenditure A/c for the period ended 31st March 2025

	31-03-2024	31-03-2025	31-03-2024	31-03-2025
EXPENDITURE				INCOME
TOTAL B/f	8,24,941.44	10,26,787.98	17,65,276.50	19,35,340.00
Common Amenities:				
House Keeping	88,000.00			1,07,500.00
Electricity Charges	2,10,560.00			2,30,958.47
MBMC Water Charges	2,87,612.00			3,96,899.00
Security Charges	2,19,000.00			2,70,000.00
Water Tanker	39,600.00			7,300.00
		<u>10,12,657.47</u>		
Fund Appropriation (Trf to Reserve Fund)				
Sinking Fund	65,544.00			65,544.00
Transfer Premium	50,000.00			1,75,000.00
Membership & Entrance Fees	1,300.00			4,200.00
		<u>2,44,744.00</u>		
Excess of Income over Expenditure				
Excess				3,48,849.45
Excess of Expenditure over Income				
Deficit			21,280.94	
TOTAL	17,86,557.44	22,84,189.45	17,86,557.44	22,84,189.45

As per our audit of even dates

Sunil B. Ghosalakar
 Panel Certified Auditor, No. 11065
 Thane - 31 July 2025



For New Poonam Complex (ABCDE) Co-Op Housing Society Ltd.

M. V. V. V.
 Chairman

S. P. S.
 Secretary

T. P. S.
 Treasurer



NEW POONAM COMPLEX (ABCDE) CO-OP HSG. SOC. LTD.

Regn. No. TNA/(TNA)/HSG/(TC) 15195 / 2003-04 Dated : 11/01/2008

Balance Sheet as on 31st March 2025

	31-03-2025	31-03-2024	ASSETS	31-03-2025
LIABILITIES				
Authorised Share Capital			Cash and Bank Balances	
Subscribed & Paidup Share Capital			Cash-in-Hand	18,200.00
590 shares of Rs 50/- each	30,000.00		Bharat Co-op Bank	12,24,658.89
			Thane Dist. Cent. Bank	60,404.00
				13,03,262.89
General Reserve			Members Dues	
Sinking Fund			Dues From Members - Schedule 2	3,12,237.00
Sinking Fund (Reserve)	1,31,088.00			
Add : Dur. The yr	65,544.00	1,96,632.00	Investments	
			FD with BCB / 209/14126/135	2,46,753.00
			Accrued Interest on FD	14,870.00
				2,61,623.00
Membership & Entrance Fees			Fixed Assets	
Entrance Fees	36,000.00		Schedule 1	2,59,846.45
Add : Dur. The yr	4,200.00	40,200.00		
Share Transfer Fees				
Opening Balance	17,000.00			
Add during the year	-	17,000.00		
Transfer Premium				
Opening Balance	2,50,000.00			
Add : Dur. The yr	1,75,000.00	4,25,000.00		
Repair & Maintenance Fund				
Opening Balance	9,80,501.00			
Less : TRF to Major Repair Fund	-	9,80,501.00		
TOTAL	14,44,589.00	16,89,333.00	TOTAL	22,41,386.79
			TOTAL	21,38,454.34



(Handwritten signature)

NEW POONAM COMPLEX (ABCDE) CO-OP HSG. SOC. LTD.

Regn. No. TNA/(TNA)/HSG/(TC) 15195 / 2003-04 Dated : 11/01/2008

Balance Sheet as on 31st March 2025

	31-03-2025	31-03-2024	ASSETS	31-03-2025
LIABILITIES			TOTAL B/F	21,38,454.34
14,44,589.00		22,41,386.79		
Members Contributions towards				
1,36,350.00	89,080.00			
Members Advance- Schedule 2				
Current Liabilities & Provisions				
8,850.00	8,850.00			
Audit Fees payable				
14,278.00	11,328.00			
Suspenses Member Receipts				
10,000.00	21,000.00			
Accounting Charges Payable				
16,740.00	19,500.00			
Security Charges Payable				
62,867.00	1,00,500.00			
Electricity Charges Payable				
8,000.00	1,69,178.00			
Mun Water Charges Payable				
House Keeping Payable				
Income & Expenditure				
5,39,712.79	5,39,712.79			
Opening Balance				
	(3,48,849.45)			
Add: Excess dur the year				
22,41,386.79	21,38,454.34	22,41,386.79	TOTAL	21,38,454.34

As per our audit of even dates

Sunil B. Ghosalkar
 Panel Certified Auditor, No. 11065
 Thane - 31 July 2025



For New Poonam Complex (ABCDE) Co-Op Housing Society Ltd.

Melroy
Chairman

Gulj
Secretary

[Signature]
Treasurer



NEW POONAM COMPLEX (ABCDE) CO-OP HSG. SOC. LTD.

Regn. No. TNA/(TNA)/HSG/(TC) 15195 / 2003-04 Dated : 11/01/2008

Fixed Assets for the period ended 31st March 2025

SCHEDULE 1

	Opening Balance 31st March 2024	Added During the Year	Depreciation	WDV as on 31st March 2025
Water Pumps	54,309.00		8,146.00	46,163.00
Water Pipes	10,968.00		1,097.00	9,871.00
Furniture & Fixtures	22,581.00	37,800.00	6,038.00	54,343.00
Name Plate	10,198.45		1,020.00	9,178.45
Garbage Trolley	4,379.00		438.00	3,941.00
CCTV Camera Equipment	22,454.00		3,368.00	19,086.00
Electrical Fitting	16,973.00		2,546.00	14,427.00
Water meter	7,724.00		1,159.00	6,565.00
Bicycle	2,187.00		219.00	1,968.00
Electric Meter Cabin	72,447.00		7,245.00	65,202.00
Syntax Water Tank	30,705.00		3,071.00	27,634.00
Computers Peripheral	4,921.00		1,968.00	2,953.00
Total	2,59,846.45	37,800.00	36,315.00	2,61,331.45

As per our audit of even dates

Sunil B. Ghosalkar

Panel Certified Auditor, No. 11065

Thane - 31 July 2025



For New Poonam Complex (ABCDE) Co-Op Housing Society Ltd.

Chairman

Secretary

Treasurer



NEW POONAM COMPLEX (ABCDE) CO-OP HSG. SOC. LTD.

Regn. No. TNA/(TNA)/HSG/(TC) 15195 / 2003-04 Dated : 11/01/2008

Outstanding for the period ended 31st March 2025 (Schedule 2)

MEMBER'S NAME	REGULAR	
	DEBIT	CREDIT
A001 Mrs Shaikh Hanifa Bandu	6,780.00	-
A101 Shahida Mohammed Asif Shaikh	-	7,717.00
A104 Mrs Begambi Abdul Razzaq Shaikh	1,300.00	-
A201 Mrs. Nasreen Mohd. Rafi Shaikh	-	4,499.00
A202 Mrs Fatmah Parveen Asghar Mubeen	3,359.00	-
A302 Mr. Hawa Bi Mohd Ali	-	7,575.00
A401 Mr. Mobin Mustafa Shaikh	7,172.00	-
A402 Mrs. Sariya Khan	-	123.00
A403 Mr. Minhaz Mulla	15,095.00	-
A404 Mr. Mohd. Yunus Qureshi	-	2,075.00
B002 Mr. Yusuf Rustam Shaikh	5,174.00	-
B003 Kausar Mohammed Ayub Qureshi	3,478.00	-
B004 Mrs. Naida Khalid Shaikh	919.00	-
B101 Mr. Shah Saiqa Bano	4,861.00	-
B102 Mr. Mohammed Wasim H. Sayyed	957.00	-
B103 Mr. Mohammed Wasim H. Sayyed	997.00	-
B104 Mrs Anjum Arif Ali Khan	4,783.00	-
B201 Mr. Mohammed Hanif L. Sayyed	-	11,100.00
B202 Mrs Idris Shakila Bano Mehboob Ali	-	7,596.00
B203 Mr. Feroz Khan	11,166.00	-
B301 Mrs. Malika Abdul S. Shaikh	2,256.00	-
B303 Mr. Ayub Mohammed Khan	900.00	-
B304 Mrs. Nasira Abdul Khatri	4,810.00	-
B402 Mrs Shaleha Abdul Razzak Shaikh	-	5,514.00
B403 Mr. Amjad Abubakar Bhombal	-	3,195.00
B404 Mr. Habib Ali Mohd. Khorigia	925.00	-
C004 Mr. Anees Khan Saeed Khan	3,242.00	-
C005 Mr. Mumtaz Ahmed	4,104.00	-
C101 Mrs. Salma Shaikh	1,260.00	-
C103 Mr. Mohd. A.G. Shaikh	3,965.00	-
C104 Mrs Shahjahan Kadir Azizur Rehman	-	16,775.00
C105 Mr. Shaikh Mehnaaz Mohd. Amjad	4,352.00	-
C106 Mr. Dastagir Shaikh	2,520.00	-
C301 Mr. Abdul Aziz Munir Shaikh	7,271.00	-
C302 Mr. Sayed Imtiaz Ahmed M. Kasim	1,450.00	-
C304 Mr. Nadeem Ishtiyag Ahmed Warsi	6,139.00	-
C306 Mr. Mehboob Ali Wajid Ali Idrisi	-	12,015.00
C401 Mr. Haroon Usman Shaikh	-	4,247.00
C402 Mrs. Sajeda Bano	10,663.00	-
C403 Mr JAVED AHMED ANSARI	1,035.00	-



