NUTAN AYOJAN NAGAR CO-OP. HOUSING SOCIETY LTD.

Full Registered Address: Nutan Ayojan Nagar Co-Op. Housing Society Ltd, Liberty Garden, Cross Road No 4, Malad (W), Mumbai 400 064.

(Reg. No. BOM/HSG/PR/7486 OF 1981)

STATUTORY AUDIT REPORT
For The Year 2025-26

A D G & ASSOCIATES
Chartered Accountants
Panel No.101387, Division Mumbai-4

A D G & ASSOCIATES
Chartered Accountants

To
The Chairman and members of
Nutan Ayojan Nagar Co-op. Housing Society Ltd.
Mumbai.

We have audited the accompanying financial statements **of Nutan Ayojan Nagar Co-op. Housing Society Ltd**. which comprise the Balance Sheet as at 31st March 2026 and the Statement of Profit and Loss / Income and Expenditure for the year ended, and a summary of significant accounting policies and other explanatory information incorporated in these financial statements of the Society / association for the period 1st April 2025 to 31st March 2026

Management's Responsibility for the Financial Statements
Management is responsible for the preparation of these financial statements in accordance with Maharashtra Co-operative Societies Act, 1960 and Rules 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 MCS Act. 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, 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.

A D G & ASSOCIATES FRN 135527W MUMBAI

+91 845 289 7274

adgandassociates@gmail.com
info@adga.in

Regd. Address: B/303, Aroha CHSL, Dattapada Road, Borivali East, Mumbai - 400066.

Opinion

In our opinion and to the best of our information and according to the explanations given to us, the said accounts together with the notes thereon give the information required as per the Maharashtra Co-operative Societies Act 1960, the Maharashtra Cooperative Societies Rules, 1961, and any other applicable Acts, and or circulars issued by the Registrar, in the manner so required for the society gives a true and fair view in conformity with the accounting principles generally accepted in India ***subject to our comments in annexure attached.***

(i) in the case of the Balance Sheet, of the state of affairs of the society as at 31st March, 2026

(ii) in the case of the Statement of Income & Expenditure of ***the Deficit*** for the year ended on that date; and

Report on Other Legal and Regulatory Matters

The Balance Sheet and the Profit and Loss Account have been drawn up in accordance with the provisions of the Maharashtra State Co-operative Act.

We report that:

a) We have obtained all the information and explanations which, to the best of our knowledge and belief, which 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, have been within the powers of the society.

In our opinion, the Balance Sheet and Income & Expenditure Account comply with applicable Accounting Standards ***subject to our comments in annexure attached.***

We further report that:

(i) The Balance Sheet and Profit and Loss / Income and Expenditure Account dealt with by this report, are in agreement with the books of account and the returns.

(ii) In our opinion, proper books of accounts as required by law have been kept by the society so far as appears from our examination of these books.

(iii) For the year under audit, society / association has been awarded " B" classification.

For A D G & ASSOCIATES
Chartered Accountants
FRN no: 135527W

A D G & ASSOCIATES FRN 135527W MUMBAI

D. R. Pandya

Partner
M No: 154113
Empanelment No: 1013187

Place: Mumbai
Date: September 02, 2026

26154113PKZMXG5464

NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD - MUMBAI
Scheduled I to –A, Specified Vide Rule 69 (6)
Of The Maharashtra Co-Operative Societies Act.1960

SCHEDULED – I

Transactions involving infringement of the Provisions of the Act, Rule and Bye- Laws	Reported in Audit Memo No. 1 to the Report. If any

SCHEDULED – II

Particulars of sums, which ought to have been But have not been brought into account	NIL

SCHEDULED – III

Improper and irregular payments	NIL

SCHEDULED – IIIA

Irregularities in the realization of Monies	NIL

SCHEDULED – IV

List of Doubtful and Bad Debts Pertaining To Court awards only	NIL

SCHEDULED – IVA

List of movable and immovable Property and Other assets considered being doubtful of Realization.	NIL

For A D G & ASSOCIATES
Chartered Accountants
FRN no: 135527W

D. R. Pandya

A D G & ASSOCIATES FRN 135527W MUMBAI

Partner
M No: 154113
Empanelment No: 1013187

Place: Mumbai
Date: September 02, 2026
26154113PKZMX65464

Part A Annexed to Audit Report of Nutan Ayojan Nagar Co-Op. Housing Society Ltd for the Year ended on 31stMarch, 2026

1. The Society follows the mercantile method of Accounting, except in the case Premium received on the transfer of the Flats.

2. Cash balance has been verified by Committee

3. Figures of previous year has been re-grouped and re-arranged for the sake of comparison

4. Society has maintained Register prescribed under Bye Laws of the society.

5. The society has not taken conveyance of its land.

Based on our Audit, we do not have any other points to be reported under Part 'A'.

Part B Annexed to Audit Report of Nutan Ayojan Nagar Co-Op. Housing Society Ltd, for the Year ended on 31st March, 2026

1. The Society is suggested to collect Rs. 10/- per member per month for Education & Training Fund and pay to the appropriate authority for Training to be given to Society members as well as committee as per 154B-6 of MSC (Amendment) Act 2019.

2. It is suggested that the management should take corrective actions to recover these dues, including legal proceedings and if required, initiate recovery proceedings under section 154B of the Maharashtra Co-operative Societies Act

3. Fixed Deposits are not up to mark as per statutory Funds.

4. Society should make Fixed Deposits instead of keeping higher Balance in Saving Bank account and get higher rate of interest.

5. Society has not taken Insurance which is mandatory as per Bye Laws

6. During the year Society had done Major Repairs of 6,21,300/- & same was used from Repair Fund.

Based on our Audit, we do not have any other points to be reported under Part 'B'.

A D G & ASSOCIATES FRN 135527W MUMBAI

Part C Annexed to Audit Report of Nutan Ayojan Nagar Co-Op. Housing Society Ltd., for the Year ended on 31st March, 2026

1. Society should submit Rectification Report within three months from the date of Audit Report.

2. Society advise to conduct at least One Committee Meeting per Month.

3. As per Sec.79 (1A) of MCS Act, 1960 society should be uploaded all mandatory returns.

4. Taking into consideration the working of the Society Financial position and Books of Account, Society has been awarded "B" class for the period of audit.

   Based on our Audit, we do not have any other points to be reported under Part 'C'.

For A D G & ASSOCIATES
Chartered Accountants
FRN no: 135527W

Partner
M No: 154113
Empanelment No: 1013187

Place: Mumbai
Date: September 02, 2026
26154113PK2MXG5464

NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD

Income & Expenditure Account for the year ended on 31/03/2026

Previous Year	Expenditure	Current Year	Previous Year	Income	Current Year
1,54,016.00	To Municipal Taxes	-		By **Contrubution from Members**	
4,49,530.00	To Electricity Charges	4,77,340.00	1,85,416.00	MuncipIe Taxes	16,980.00
6,73,649.00	To Water Charges	6,76,463.00	8,01,412.00	Maintenance Charges	8,41,404.00
8,66,372.00	To Salaries and Allowances	8,95,100.00	2,97,564.00	Electricity Charges	3,12,456.00
41,296.00	To Printing & Stationery	65,936.00	6,07,092.00	Water Charges	6,37,432.00
10,95,984.00	To Security Charges	11,59,704.00	3,44,520.00	Service Charges	3,61,944.00
4,11,865.00	To Meeting Expenses	2,12,253.00	30,804.00	Building Insurance	32,356.00
8,050.00	To Sundry Expenses	4,990.00	4,65,550.00	Parking Charges	5,33,885.00
82,650.00	To Accounts Writing Expenses	81,000.00	28,448.00	Non Occupancy Charges	37,574.00
34,810.00	To Audit Fees	34,810.00	6,24,924.00	Intrest on Arrears	2,26,612.00
2,71,404.00	To Repairs & Maintenance Exps.	3,47,165.00	5,340.00	Balcony Rent	5,340.00
1,255.00	To Conveyence Expenses	12,920.00	2,37,600.00	Festival Collection	2,49,480.00
5,465.54	To Bank Charges	4,567.54	1,080.00	Bank Charges Recovered	1,920.00
1,40,510.00	To TDS on Interest of FDR	1,78,219.00	3,21,532.00	Stamp Duty Collection	-
1,57,515.00	To Income Tax Paid (2019-20)	-	38,000.00	Electricity Meter Reparing	-
23,400.00	To Tank Cleaning Charges	-	1,500.00	Other Charges	-
14,081.00	To Depreciation	10,897.00		Recovery Of Deficit 3 Years	12,70,176.00
4,71,969.00	To Festival Expenses	4,77,782.00			
38,500.00	To Professional Fees	1,46,000.00		By **Other Income**	
-	To Property Tax Refund To Member	5,48,119.00	52,544.00	Interest from SB A/c	46,221.00
4838.00	To Fire Fighting Expenses	-	85,000.00	Other Income (Reliance Jio)	85,000.00
7720.00	To Pest Control Expenses	5900.00	75,000.00	Transfer Premium	1,00,000.00
45000.00	To Water Tanker Expenses	21000.00	88,249.00	Income Tax Refund	-
0.00	To Insurance Charges	8646.00	421.00	Interest on Income Tax Refund	-
4130.00	To Subscription Fees	-	1,05,394.00	Written Back	-
	To Excess of Income over Expenditure		**6,06,619.54**	**By Excess of Expenditure over Income**	**6,10,031.54**
50,04,009.54		**53,68,811.54**	**50,04,009.54**		**53,68,811.54**

0.00 | 0.00

AS PER OUR REPORT OF EVEN DATE ANNEXED
A D G & ASSOCIATES
CHARTERED ACCOUNTANTS

D. R S Pandya

DHARA HARSH DAVE
PARTNER
PANEL NO. 1013187

26154113PKZMMX65464
02/9/26

A D G & ASSOCIATES FRN 135527W MUMBAI

FOR NUTAN AYOJAN CO-OP.HSG.SOCIETY LTD.

CHAIRMAN **HON. SECRETARY** **TREASURER**

DATED: 01/09/2026
Place: Mumbai

NUTAN AYOJAN NAGAR CO-OP. HSG. SOC. LTD. Regd. No.: BOM/HSG/PR/7486 OF 1981

NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD

BALANCE SHEET AS AT 31/03/2026

Previous Year	Liabilities		Current Year	Previous Year	Assets		Current Year
	Authorised Capital				**Cash & Bank Balance**		
6,00,000.00	12,000 Ordinary Shares of Rs. 50/- each		**6,00,000.00**	2,310.00	Cash in Hand	2,220.00	
	Issued, Subscribed & Paid Up			20,09,612.32	Greater Bombay Co-op Bank	18,40,522.32	
49,500.00	990 Ordinary Shares of Rs. 50/- each		49,500.00	10,96,588.54	Bank of Maharashtra	14,35,973.00	
	Reserves and Other Funds			31,732.09	Mumbai Dist Co-op Bank	36,778.09	33,15,493.41
	Sinking Fund						
2,00,68,633.00	Opening Balance	2,00,68,633.00		1,10,10,960.00	FD with Mum. Dist.Co-op Bank	1,25,29,796.00	
	Add: Contributions during the year	1,25,540.00		10,04,495.00	Accrued Interest MDCC	3,08,101.00	1,28,37,897.00
	Add: Interest	9,13,918.00	2,11,08,091.00				
					Loans, Advances & Deposits		
30,85,526.00	**General Reserve Fund**		30,85,526.00	3,730.00	Deposit with BMC	3,730.00	
				26,324.00	Deposit with BSES	26,324.00	
	Entrance & Membership Fees			2,11,000.00	Advance Salary	1,84,000.00	
1,16,967.00	Opening Balance	1,16,967.00		98,061.00	Re-development Expenses A/c	98,061.00	
	Add: Additions during the year	9,400.00	1,26,367.00	46,050.00	Deposit with BMC - New Office	46,050.00	
	Repairs Fund			1,78,219.00	TDS on Interest FDR	91,476.00	
24,90,538.92	Opening Balance	24,90,538.92		3,000.00	Telephone Deposit	3,000.00	4,52,641.00
	Add: Additions during the year	6,30,000.00					
	Less:Expenses During the Year	6,21,300.00	24,99,238.92		**Fixed Assets**		
				62,56,006.00	Land & Building		62,56,006.00
62,56,006.00	Members Contrn. to Land & Building		62,56,006.00	17,134.00	Furniture	17,134.00	
66,544.00	Balcony Compensation (In Part)		66,544.00		Add:During The Year	6,020.00	
				-	Less: Depreciation 10%	2,174.00	20,980.00
	Current Liabilities & Provision			87.00	Borewell	87.00	
25,00,000.00	Arkade Developers Limited	25,00,000.00		-	Less: Depreciation 15%	13.00	74.00
34,810.00	Audit Fees Payable	34,810.00		3,365.00	Office Premises	3,365.00	
4,397.00	TDS Payable	1,588.00		-	Less: Depreciation 10%	337.00	3,028.00
14,850.00	Accounts Writing Charges Payable	14,850.00		17,682.00	Computer	17,682.00	
38,900.00	Electricity Charges Payable	31,930.00		-	Add:During The Year	6,500.00	
62,550.00	Salary Payable	41,650.00			Less: Depreciation 40%	8,373.00	15,809.00
82,909.00	Unidentify Income	78,677.00					
95,823.00	Security Charges payable	95,823.00		46,22,765.00	**Dues from Members**		
86,023.00	Property Tax Payable	-			(As per List)		43,47,488.00
1,51,096.00	Water Charges Payable	4,14,004.00	32,13,332.00				
15,430.00	**Advance From Members**						
	(As per List)		36,225.00				
3,52,20,502.92	**Balace C/f**		3,64,40,829.92	2,66,39,120.95	**Balace C/f**		2,72,49,416.41

A D G & ASSOCIATES FRN 135527W MUMBAI

NUTAN AYOJAN NAGAR CO-OP HSG. SOC. LTD. Regd. No.: BOM/HSG/ PR/7486 OF 1980

NUTAN AYOJAN NAGAR CO-OP HOUSING SOCIETY LTD

BALANCE SHEET AS AT 31/03/2026

Previous Year	Liabilities		Current Year	Previous Year	Assets		Current Year
3,52,20,502.92	**Balace B/f**		3,64,40,829.92	2,66,39,120.95	**Balace B/f**		2,72,49,416.41
	Income & Expenditure Account						
(85,81,381.97)	Opening Balance	(85,81,381.97)					
-	Add: Surplus for the year	(6,10,031.54)	(91,91,413.51)				
2,66,39,120.95			**2,72,49,416.41**	**2,66,39,120.95**			**2,72,49,416.41**
0.00							0.00

AS PER OUR REPORT OF EVEN DATE ANNEXED

A D G & ASSOCIATES

CHARTERED ACCOUNTANTS

D. R. Pandya

DHARA HARSH DAVE

PARTNER

PANEL NO. 1013187

26154113PKZMXG5464
02/4/26

A D G & ASSOCIATES FRN 135527W MUMBAI

DATED: 01/09/2026

Place: Mumbai

FOR NUTAN AYOJAN CO-OP.HSG.SOCIETY LTD.

CHAIRMAN **HON. SECRETARY** **TREASURER**

NUTAN AYOJAN NAGAR CO-OP. HSG. SOC. LTD. Regd. No.: BOM/HSG/ PR/7486 OF 1981

Nutan Ayojan Nagar Co-Op. Housing Society Ltd
Dues & Advance as on 31/03/2026

Flat No.	Members Name	Dues	Advance
SHOP-01	Smt. KINJAL A. DESAI		14,389.00
SHOP-03	Mrs. JYOTSNA H. SHAH	2,660.00	
SHOP-06	Shri J.J. SINGH		4,307.00
A-002	Mrs. V.S SARAF	67.00	
A-101	Mr. N.D PATANGE	6,02,512.00	
A-103	Mrs. SUGANDHA P PATWARDHAN	1,700.00	
A-104	Mrs. KALPANA ASHWIN DESAI		3,895.00
A-203	Mr. ANIL VISHWANATH SHIRGAONKAR	11,978.00	
A-204	Mr. M.M. TENDULKAR	5,886.00	
A-303	Mr. KALPESH PRABHUDAS KARIA	20.00	
A-401	Mr. AJAY CHHABILDAS PAREKH	3,400.00	
A-403	Mr. DHANESH GOPALKRISHNAN & Mrs. VINODINI GOPALKRISHNAN	7,586.00	
A-404	Mr. K. MODI / G. MODI	1,700.00	
B-004	Mrs. JIGNA S. SIDDHPURA / Mr. SHAILESH V. SIDDPURA		1,282.00
B-101	Mr. J.B. SHAH	37,376.00	
B-102	Mrs. SHITAL JYOTIN SHAH	20,400.00	
B-202	Mr. PURSHOTTAM VALJIBHAI BHALIA / Mrs. VIMLA P. BHALIA	54,233.00	
B-204	Mr. RAHUL SUDHIR RAO	4,140.00	
B-401	Mr. CHETAN R. BHESANIA / Mrs. MANISHA C. BHESANIA	2,070.00	
B-402	Mrs. ALKA SOLANKI	16,260.00	
C-004	Mr. SAGAR R. MANGLA & Mrs. SAROJ R. MANGLA	6,104.00	
C-303	Mrs. A.B. KARANDE	5,886.00	
D-102	Mrs. Sachi Sanjay Kamat	2,51,850.00	
D-104	Mrs. UJWALA MADHAV PRABHU		7,194.00
D-201	Mrs. NITA HITESH DESAI		1,694.00
D-202	Mr. YOGESH A. DESAI	206.00	
D-203	Mrs. SANGITA RAJESH BHIMJIYANI	11,978.00	
D-402	Mr. DEEPAK KANJIBHAI BAJARIYA	2,108.00	
E-003	Mr. CHETAN R. BHESANIA / Mrs. MANISHA C. BHESANIA	2,248.00	
E-104	Mrs. ASHA R. OZA	206.00	
E-201	Mr. SURESH S. KALE	990.00	
E-202	Mr. NILESH BADRIKE	2,248.00	
E-301	Mr. SUHAS MURLIDHAR PAWAR / Mrs. SUNITA S. PAWAR	17,662.00	
E-402	Ms. Harsha Prakash	2,234.00	
E-403	Mr. ASHISH SUHAS PAI	4,496.00	
AA-002	Mr. GAUTAM P. MEHTA / Mrs. BINDU G. SHAH	7,111.00	
AA-003	Mr. B. .G. SHAH	4,501.00	
AA-103	Mrs. MANJULA K DHANANI	32,976.00	
AA-104	Mr. S.B. CHAVADA	13,748.00	
AA-301	Mrs. RESHMA S. PATIL & Mr. SANTOSH K. PATIL	19,224.00	
AA-401	Mr. PRADEEP BALKRISHNA SALUNKHE/PRASHANT P.SALUNKHE	3,986.00	
AA-402	Mrs. NAYNABEN K. MEHTA & MR. HIMANSHU K. MEHTA	990.00	
AA-404	Mr. PARMAR K.N.	37,845.00	
AB-004	Ms. SUSHILA RAJESH BAGDE / Mr. RAJESH V. BAGDE	57,642.00	
AB-101	Mr. MEHTA KAMAL S.	1,87,915.00	
AB-102	Mr. MEHTA KRUNAL KAMAL / Mr. MEHTA K.K.	32,906.00	
AB-103	Mrs. SHAH ALPA SHUBHASH	8,280.00	
AB-201	Mr. H.P. DOSHI	13,562.00	
AB-302	Mr. RAJU B.VASHI / Mrs.BIJAL R.VASHI	23,002.00	
AB-401	Mr. Sandeep Dhondu Baraskar / Mrs. Shreya Sandeep Baraskar	18,823.00	
AB-404	Mr. VITHALBHAI B. BHESANIA	9,133.00	

NUTAN AYOJAN NAGAR CO-OP. HSG. SOC. LTD.
Regd. No.: BOM/HSG/ PR/7486 OF 1981

Nutan Ayojan Nagar Co-Op. Housing Society Ltd
Dues & Advance as on 31/03/2026

Flat No.	Members Name	Dues	Advance
AC-001	Mrs. ANJANA GAUTAM SHAH	4,905.00	
AC-002	Mr. N.G. RATHOD	4,21,617.00	
AC-004	Mrs. SHARVARI R.CHAVAN / Mr.HARSHAL CHAVAN	4,899.00	
AC-101	Mrs. ALPA S. SHAH	8,134.00	
AC-102	Mrs. RITA D. LAKDAWALA & Mrs. UJJAWAL N. SHAH	4,905.00	
AC-302	Ms. JAINA M. LAKDAWALA & MR. SHOBHAN S. LAKDAWALA	4,905.00	
AC-303	Mrs. BEENA DIPEN DESAI & Ms. FLORA DIPEN DESAI	7,831.00	
AC-401	Mr. NIRAV B. SUTARIA / Mr. BIPIN D. SUTARIA / Mrs. BHARTI B. SUTARIA	17,488.00	
AC-402	Mr. PRAGNESH L. PATEL & MRS. RANJANABEN L. PATEL	2,57,073.00	
AC-403	Mrs. URMILA JAYESH BOSAMIA	16,819.00	
AC-404	Mr. BALVANTRAI VRAJLAL KUKADIA / Mr. RAKESH BALVANTRAI KUKADIA	990.00	
BA-001	Mrs. INDUMATI N. DESAI / Mr. B.P. DESAI	17,488.00	
BA-002	Mr. BRIJESH P. DESAI	1,19,127.00	
BA-004	Mr. ALPESHKUMAR RATHOD/RAMESH G. RATHOD/REKHA R. RATHOD	8,456.00	
BA-103	Mr. R.N. RATHOD	85,051.00	
BA-104	Mrs. AARTI D. TOLIA / Mr. DINESH V. TOLIA	22,031.00	
BA-201	Mrs. MANJULA LALITBHAI SHAH / Mr. LALITBHAI HIMCHAND SHAH	158.00	
BA-301	Mr. HIREN D. SAVLA / Mrs. RASHMI H. SAVLA / Mr. RITESH D. SAVLA	158.00	
BA-302	Mrs. ANKITA CHOUDHURY TODIWALA & MR. VICKY PERVEZ TODIWALA		3,463.00
BA-303	Mr. I.R. PATEL		1.00
BA-304	Mrs. ARUNDHATI C ATHAWALE & MR. CHAITANYA P ATHAWALE	14,705.00	
BB-102	Mrs. ARATI S. PRABHU	21,731.00	
BB-201	Mr. BHARAT J. GANDHI	27,006.00	
BB-301	Mr. SANJAY S. PORE / Mrs. ANURADHA S. PORE	4,156.00	
BB-402	Mr. NILESH A. DOSHI	379.00	
BE-001	Mr. K.R. BHAGAT	4,30,335.00	
BE-002	Mr. A.K. BHAGAT	4,30,335.00	
BE-101	Mr. K.R. BHAGAT	4,32,479.00	
BE-102	Mr. KRISHNA R. BHAGAT / Mrs. AMRUTA K. BHAGAT	4,32,479.00	
		43,47,488.00	**36225.00**

FOR NUTAN AYOJAN CO-OP.HSG.SOCIETY LTD.

CHAIRMAN **HON. SECRETARY** **TREASURER**

NUTAN AYOJAN NAGAR CO-OP. HSG. SOC. LTD.
Regd. No.: BOM/HSG/ PR/7486 OF 1981

Fixed Deposits with MDCC Bank as on 31.03.2026

No.	FDR No.	Deposits Date	Deposits Amount	Maturity Value	Maturity Date	Accrued	Credit	TDS
1	54/013869	11/05/2023	148167	178465	11/05/2026	10447		1045
2	54/013408	09/04/2025	172187	212038	09/04/2028	12047	510	1306
3	54/014568	04/04/2025	143351	176528	04/04/2028	10173	319	1082
4	54/014350	21/10/2025	221684	252693	21/10/2027	6579	9597	1618
5	54/014351	21/10/2025	255207	290905	21/10/2027	7574	11048	1861
6	54/014353	21/10/2025	11197337	12763621	21/10/2027	332360	484672	81704
7	54/014354	21/10/2025	190306	216926	21/10/2027	5647	8238	1389
8	54/014355	21/10/2025	201557	229751	21/10/2027	5981	8726	1471
			12529796	**14320927**		**390808**	**523110**	**91476**

For NUTAN AYOJAN NAGAR CHSL

Chairman / Secretary / Treasurer

NUTAN AYOJAN NAGAR CO-OP. HSG. SOC. LTD.
Regd. No.: BOM/HSG/PR/7486 OF 1981

FORM NO 1

Audit Memo (For all type of Co-op Societies)

Part – I

Name of the Society: **Nutan Ayojan Nagar Co-op. Hsg. Soc. Ltd.**

Sr.No. of the audit memo as per audit register:

Full Registered Address: Liberty Garden, Cross Road No 4, Malad (W), Mumbai 400 064.

(i.) Audit Classification **"B"**
(ii.) Audit Classification given during the "B","B","B" Last three audits.

Registration No. **BOM/HSG/PR/7486 OF 1981**

Date of Registration: Year: 03.06.1981
Area of Operation: P Ward

No of Branches, depots and shops: **N.A.**
(Give Separate Figures)

1. Audit information:

a) Full Name, Designation and head Quarters of Auditing Officer	A D G & Associeates., 104, Varsha Galaxy, Dattapada Road,, Rajendra Nagar, Borivali (East), Mumbai – 400 066.
b) Period covered during the present audit	01.04.2025 to 31.03.2026
c) Dates on which	
1) Audit was commenced and continued	17-08-2026
2) Audit was completed	31-08-2026
3) Audit Memo was Submitted	02-09-2026

2. Membership :

(i.) No of Members :

a) Individual (i.) Oridinary	198
(ii.) Nominal	-
(iii.) Sympathiser	-
b) Societies.	NA
c) Others	NA
Total	198

(ii.) Have new members been duly admitted, Have they paid entrance fees. : YES

(iii.) Are their written applications in order and are they filed properly. : YES

A D G & ASSOCIATES ★ FRN 135527W ★ MUMBAI

(iv.)	Is the members` Register kept in Form 'I' prescribed under rules 32 and 65 (i.) of the M.C.S. Rules 1961	: YES
(v.)	Is the List of Members` kept in Form 'J' prescribed under rules 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 members register.	: YES
(vii.)	Are resignations in order and are they duly accepted	: YES
(viii.)	Have nominations made under rule 25 of the M.C.S.Rules 1961 been duly entered in the member`s register under rule 26	: YES

3. SHARES :

(i.)	Are Applications for shares in order	: YES
(ii.)	Is Share register written up-to-date.	: YES
(iii.)	Do the entries in share register tally with the entries in the cash book	: YES
(iv.)	Is share ledger written up-to-date	: YES
(v.)	Do the total of share ledger balance tally with the figures of share capital in the Balance Sheet	: YES
(vi.)	Have the share certificate been issued to the share holders for all the shares subscribed.	: YES
(vii.)	Are share transfers and refunds in accordance with the provisions of the Bye laws, Act and Rules?	: YES

4. OUTSIDE BORROWINGS :

(i.)	What is the limit fixed in the Bye Laws for Borrowings of the Society	: N.A.
(ii.)	Has it been exceeded	: N.A.
(iii.)	Is so state whether necessary permission has been obtained from the competent authority	: N.A.

A D G & ASSOCIATES FRN 135527W MUMBAI

5. MEETINGS ;

(i.) Give dates of :-

(a) Annual General Meeting	: 14/09/2025
(b) Special General Meeting	: 22/06/25, 02/11/25, 22/02/26 ,

(ii.)	State the Nos of Meetings held during the period as follows : -	
	a) Board or Managing Committee Meetings	: 12 Meetings
	b) Executive or Sub-Committee Meetings	: NIL
	c) Other Meetings	: NIL

6. RECTIFICATION REPORTS :

(i.)	Has the Society submitted audit rectification reports of the previous audit memos? If So give dates 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.	: Refer General Remarks.

7. AUDIT FEES :

(i.)	Give amount of audit fees last assessed state period for which assessed :	: Paid for 2024-25
	State the date of recovery of audit fees, name of Treasury and amount credited (Give No. and date of Treasury Challan)	: Paid on 24/09/2025
(ii.)	If Audit Fees have not been paid by the society,give details about outstanding audit fees and reasons for non-payment.	: N.A.

8. INTERNAL OR LOCAL AUDIT

(i.)	If there is internal or Local audit state by whom done period covered and whether memo is on the record of the Society.	: No internal audit undertaken
(ii.)	State whether there is a proper co-ordination between Statutory Auditor and Internal Auditor.	: N.A.

9. (A)MANAGING DIRECTOR / MANAGER / SECRETARY :

(i.)	Name of the Officer	: Shri. Manish Ruparel, Secretary
(ii.)	Pay Drawn :	: NIL
	Grade :	: N.A.
(iii.)	State other allowances, if any facilities given such as rent free quarters etc.	: N.A.
(iv.)	State whether he is a Member.	: YES

A D G & ASSOCIATES FRN 135527W MUMBAI

(v.)	If so Whether he has borrowed or has been given any credit facilities ? State the amount borrowed and the amounts or overdues.	: N.A.
(vi.)	If other amounts are due from him give details.	: NO.
(B)	Obtain a list of Staff showing names, designations, qualification, scales, present pay and allowances given, dates from which employed security furnished etc.	: Sweeper & Manager

10. BREACHES :

(i.)	Does the society possess a copy the Act, Rules and its Registered Bye Laws ?	: YES
(ii.)	Give Only numbers of breaches of the Act, Rules and its registered Bye Laws ? a) Section Nos. b) Rules Nos c) Bye Laws Nos	: Refer General Remarks
(iii.)	Have any rules been framed under the Bye-Laws ? Are they approved by appropriate authority ? Are they properly followed ? (They breaches should be discussed in brief in general remarks).	: NO

11. PROFIT & LOSS:

1.	What is the amount of Profit earned or loss incurred during the Last co-opeartive year ?	: As per Income & Expenditure Account annexed.
2.	State how the net profit are distributed ? (In case of Non Business societies, figures of surplus or deficit may be given against querry No. 11 (1) above).	: N.A.

12. CASH, BANK BALANCES AND SECURITIES :

(a) CASH :

1.	Count cash and sign the cash book stating the amount so counted and date on which counted.	: Cash on Hand verified by the Managing Committee.
2.	Who produced the cash for counting ? give his name and designation. Is he authorised to keep cash ?	: N A

A D G & ASSOCIATES FRN 135527W MUMBAI

3. Is it correct according to the Cash Book ? : N A
4. Are arrangement for safety of cash in safe and cash in transit adequate. : YES

(b) BANK BALANCES :
Do the Bank Balances shown in Bank Pass book or Bank Statements and Bank Balance certificates tally with such balances shown in books of accounts ? If not check reconciliation statements. : YES
Reconciliation Statement Checked & OK

(c) SECURITIES :
1. Verify Securities physically and see whether they are in the name of society. : N.A.
2. Are interest being duly collected? : N.A.
3. If securities are lodged with the Banks are relevant certificates obtained. ? : N.A.
4. Is Investment register kept and written up to date. : N.A.

13. Moveable and Immovable Property :
1. Are relevant registers maintained and written up-to-date. : NO
2. Verify property physically and obtain its list. Do the balance tally with balance sheet figures. : N.A.
3. In case of immovable property including lands, verify title deeds and see whether they are in the name of the society : NO
4. Is the property duly insured where necessary. If so give details in general remarks.? : NO
5. Depreciation ; : YES
   (i.) Is due depreciation charged :
   (ii.) State the rates of depreciation charged on various assets.

14. Have you discussed the draft audit memo in the Board or Managing Committee Meeting ? If Not state reasons for the same. : YES

For A D G & ASSOCIATES
Chartered Accountants

D. E. Pandya

Partner
FRN no: 135527W
M No: 154113
Empanelment No: 1013187
26154113BKZMXG5464

A D G & ASSOCIATES FRN 135527W MUMBAI

Place: Mumbai
Date: September 02, 2026

FORM NO 28

Audit Memo (For all type of Co-op Societies)

Part – II

1. BORROWINGS :
   - (i.) State the Loans obtained by the society for various purposes from Government and other agencies. — NIL
     - a) Agency Sanctioning Loan
     - b) Purpose for which the loan is sanctioned
     - c) Amount of Loan sanctioned
     - d) Maximum amount drawn
     - e) Repayments made
     - f) Outstandings
     - g) Amount overdues, if any
     - h) Remarks
   - (ii.) Are repayments 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. : N.A. : N.A.
   - (iv.) Are necessary documents executed in favour of the authority sanctioning he loan.? : N.A.
2. GOVERNMENT FINANCIAL ASSISTANCE :
   - (i.) What is the 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 exceeeded the said amount ? : NO
3. MEMBERSHIP :
   - (i.) State whether in case of Backward class co-operative housing societies, certificates, from the social welfare officers are obtained for Backward class members 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 declaration been obtained from members that they and their family members do not own lands or houses in the area of operation of the society as per provisions in the bye laws ? : N.A.

ADG & ASSOCIATES FRN 135527W MUMBAI

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.	: NO
(ii.)	See the title deeds and ascertain whether they are properly executed in favour of the society.	: NO
(iii.)	State how the lands has been utilised for : -	:
	(a) Construction of Houses	: YES
	(b) Construction of Roads	: N.A.
	(c) Open Spaces	: N.A.
	(d) Other Purposes (Give Details)	: N.A.
(iv)	Have the layouts and plans of development been approved by the Municipal authorities before actual commencement of the work ?	: YES
(v)	Have completion certificates been obtained from appropriate authorities for drainage, water supply,roads,etc before construction work of buildings is commenced.	: YES

5. CONSTRUCTION OF BUILDINGS : -

(i.)	(a) Have buildings constructions commenced	: Construction completed
	(b) State the No. of houses or flats constructed and under construction.	: 198
	(c) Have the completed houses and flats allotted to members ?	: YES
(ii.)	Are buildings constructed on contract basis ? See the terms and conditions of contracts and state whether they have been properly observed. Note breaches, if any	: NA.
(iii.)	Are these contracts properly sanctioned by the competent authority as per bye laws of the society ?	: N.A.
(iv.)	Have tenders or quotations been called after giving due advertisements in local newspapers ? If the work are not given to the contractors quoting the lowest figures, see whether reasons for the same are recorded.	: N.A.

A D G & ASSOCIATES FRN 135527W MUMBAI

(v.)	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 contarctors ?	: NO
(vi.)	See the terms on which the archictects are employed. Are there any breaches ?	: NO
(vii.)	See whether completion certificates have been obtained from the qualified engineers and architects, stating that the constructions have been completed according to approved plans, specfications and other terms of contracts ?	: YES
(viii.)	Is a Property register kept in proper form ? Is it written up-to date.	: NO
(ix.)	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 ?	: N.A.
(x.)	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 there any deviations ? If so are they got approved from the competent authority ?	: Not available
(xi.)	In case of Flat-Owners societies, See whether titles to the land have been transferred in the name of the society ?	: NO
(xii.)	Are Buildings and other constructions got insured ?	: NO
(xiii.)	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 ?	: Not Available

ADG & ASSOCIATES
FRN 135527W
MUMBAI

(xiv.)	Examine the agreements entered into with the promoters and see whether they are in the interest of the society.	: Not available
(xv.)	Has the society executed lease deeds in favour of members for giving plots and./or buildings on lease to them ?	: NO
(xvi.)	Has the society created sinking fund as per provisions of the bye laws ?	: YES
(xvii.)	Examine the basis on which monthly rents or contributions are fixed in case of tenants co-partnership societies or flat owners societies and see that the following items are adequately covered.	:
	(i.) Amounts required for repayment of Loan installments	: N.A.
	(ii.) Municipal and other Taxes.	: YES
	(iii.) Lease Rent.	: N.A.
	(iv.) Service charges and common expenses	: YES.
	(v.) Contribution to the sinking fund	: YES

6. LOAN TO MEMBERS : - : N.A.
   (i.) Are recoveries of loans punctual ?
   (ii.) State the amount of overdues.
   (iii.) State what steps are being taken to recover overdues.

7. EXPENDITURES : - : YES
   Has the expenditure been approved by the Managing Committee from time to time.

For A D G & ASSOCIATES
Chartered Accountants
FRN no: 135527W

D. R. Pandya

A D G & ASSOCIATES * MUMBAI * FRN 135527W

Partner
M No: 154113
Empanelment No: 1013187

Place: Mumbai
Date: September 02, 2026
26154113PKZMXG5464