

WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.

Plot No. 73, Sector 17, Vashi, Navi Mumbai - 400703

Regd. No. TNA (T.N.A.) H.S.G./TC 1712/1986-87

Date: - 30/08/2025

NOTICE FOR THE ANNUAL GENERAL BODY MEETING

Notice is hereby given to all members of the society that the **Annual General Body Meeting** of the **Welfare Chambers Co-Operative Housing Society Ltd.** will be held on:

Date: Sunday, September 14, 2025

Time: 10:00 AM

Venue: Ground Floor, Abbott Hotel, Vashi, Navi Mumbai

All members are respectfully requested to attend the meeting promptly.

Hon. Secretary

Welfare Chambers Co-Operative Housing Society Ltd.



AGENDA

1. **Welcome Address** by the Chairman.
2. **Confirmation of Minutes:** To read and confirm the minutes of the last Annual General Meeting held on June 30, 2024.
(The Minutes, Audited Account Statement for FY 2024-2025, and the Managing Committee Report are enclosed for reference.)
3. **Adoption of Financial Statements:** To receive, consider, and adopt the following for the year ending March 31, 2025:
 - o Audited Balance Sheet
 - o Income & Expenditure Account
 - o Statutory Auditor's Report

P.T.O

4. **Appointment of Auditor:** To appoint the Statutory Auditor for the financial year 2025-26 and to fix their remuneration.
 5. **Budget & Maintenance Charges:** To discuss the budgetary provisions and to decide upon and approve any increase in Maintenance Charges.
 6. **Ratification of Share Transfers:** To ratify the share transfers approved by the Managing Committee during the year.
 7. **Redevelopment Project:** To discuss and decide on the appointment of a Project Management Consultant (P.M.C.) for the re-development of the Society building.
 8. **Any Other Business:** With the permission of the Chair.
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Meeting Notes & Guidelines

- **Quorum:** A minimum of 2/3rd OR 20 members shall form the quorum to transact business. If the quorum is not met at the scheduled time, the meeting will be adjourned and reconvened after half an hour at the same venue to proceed with the agenda, regardless of quorum.
- **Attendance & Voting Rights:** Only primary members, or in their absence, associate/joint members, are entitled to attend, participate in discussions, and vote.
- **Binding Decisions:** All decisions and resolutions passed in the meeting, whether unanimously or by majority, shall be binding on every member of the society, irrespective of their attendance.
- **Submission of Questions:** To facilitate smooth discussion, members are requested to submit any questions regarding the accounts or other matters **in writing to the society office on or before September 10, 2025.**
- **Office Hours:** 10:30 AM to 3:00 PM, Monday to Saturday.

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MANAGING COMMITTEE REPORT FOR THE YEAR ENDED MARCH 31, 2025

Dear Members,

Your Managing Committee is pleased to present its report on the society's activities for the financial year ended March 31, 2025.

1. **Financial Reporting:** The Audited Statements of Accounts for the period from April 1, 2024, to March 31, 2025, along with the Auditor's Report, have been circulated to all members via email and are enclosed herewith for your perusal.
2. **Committee Meetings:** The Managing Committee convened 14 meetings throughout the year to oversee and decide on matters including:
 - Monthly expenditure and account reviews.
 - Addressing member complaints and correspondence.
 - Housekeeping and general maintenance.
 - Security (watch & ward) matters.
 - Minor and major repair works.
3. **Completed Works:** The Committee is pleased to report the successful completion of the following projects:
 - **A)** Appointed M/s. Arjun Arts for major structural repairs, including beams and pillars in member flats, shops, and offices. External wall plastering and replacement of rainwater pipes were also carried out.
 - **B)** Installed "Boom Barriers" at entry/exit gates and an "Air Conditioning Unit" in the society office.
 - **C)** Issued circulars to alert members about the Government's Stamp Duty Amnesty Scheme.
 - **D)** Awarded Annual Maintenance Contracts (AMCs) for elevators, fire-fighting systems, CCTV, water tank cleaning, and sensor machines for FY 2024-2025.
 - **E)** Conducted cleaning of underground and overhead water tanks three times during the year.

- **F)** Replaced deteriorated drainage pipelines from Flat No. A-206 to A-606.
- **G)** Renewed the society's insurance policy. Distributed Diwali gifts to society and N.M.M.C. staff.
- 4. **Legal Counsel:** Sought legal opinions from our advocate, Mr. Jayesh Nishar, as required.
- 5. **Member Administration:** Approved 07 Share Transfer applications and various Nomination Forms from members.
- 6. **Recovery Efforts:** Successfully recovered outstanding maintenance charges of ₹1,00,000/- from Office No. 35 and ₹25,000/- from Office No. 8 between April and June 2025.
- 7. **Defaulters:** Reminder notices have been issued to members with outstanding maintenance dues.
- 8. **Member Support:** Addressed various member concerns and issued necessary No Objection Certificates (NOCs).
- 9. **Redevelopment:** Invited quotations through public advertisements in newspapers for the appointment of a Project Management Consultant (P.M.C.) for the society's redevelopment project.

The Managing Committee extends its gratitude to all members for their valued cooperation, suggestions, and timely payment of service charges. We also extend our sincere thanks to our Advocate, Mr. Jayesh Nishar, and our Chartered Accountant, Mr. B.H. Patel, for their expert legal advice and auditing services, respectively.

****Please Note: The A.G.M. will be followed by lunch.**

Thanking you,

Yours faithfully,



Mr. Rajesh Gupta

Hon. Secretary

For and on behalf of the Managing Committee,
Welfare Chambers Co-Operative Housing Society Ltd.



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SHARE TRANSFERS EFFECTED DURING F.Y. 2024-2025

Sr. No.	Flat/Shop/Office No.	Transferor(s)	Transferee(s) & Share Allocation
1	F/ A-202	Mr. Rahul Ramesh Shah & Mr. Ramesh C. Shah	Mr. Bramhanath Sukhadev Landage (100%)
2	S/ 29	Mrs. Parul G. Shetia, Mr. Girish L. Shetia & Mr. Jayesh Dungarshi Vira	Mr. Suresh Amrutlal Rachh & Mrs. Sneha Suresh Rachh (50% each)
3	S/ 52	Mrs. Hema Arjan Nagdev, Mrs. Bhavish Mukesh Mangtani & Mr. Yogesh Arjandas Nagdev	Mr. Yogesh Arjandas Nagdev & Mrs. Sakshi Yogesh Nagdev (50% each)
4	F/ A-303	1) Mrs. Mani Shivraman (20%) 2) Mrs. Sarla U. Nair (20%)	1) Mr. Pattath Anilkumar (33.40%) 2) Ms. Shantakumari Shivraman (33.33%) 3) Mrs. Pushpa Nair (33.33%)
5	F/ B-507	Mrs. Chandrakanta M. Mehta	Mrs. Manjari M. Mehta & Mr. Mohit M. Mehta (50% each)
6	S/ 45-C	Mrs. Brinda S. Thakker & Mr. Armaan S. Thakker	Mr. Lalji Kanji Gajoria & Mrs. Virali Deepak Patel (50% each)
7	O/ 44	Mr. Nimesh Kantilal Sodha	Mr. Ganesh Brijlal Jain (100%)

The above share transfers are presented for ratification in the upcoming A.G.M.

Yours faithfully,

Hon. Secretary

For Welfare Chambers Co-Op. Housing Society Ltd.



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Date: 02/07/2024

Minutes of the Annual General Body Meeting of the Welfare Chambers Co-Op. Housing Society Ltd., held on Sunday, the 30th June, 2024 at 10.00 A.M at Societies- A Wing Terrace.

Due to lack of required quorum, the meeting was adjourned for half an hour and was re-convened at 10.30 A.M. under the chairmanship of Mr. Suresh Kumar Gundher.

Total 36 members were present.

The Hon. Chairman Mr. Suresh Kumar Gundher presided over the meeting.

Topics were taken up for discussion as per the Agenda and following resolutions were passed after due deliberation.

Agenda No.1

Welcome address by Chairman

The Chairman welcomed all the members for the AGM of the Society. He apprised members about managing committee report for the Year 2023-2024. During the year committee organized it's meeting from time to time, the problems were sorted out and attended as much as possible and legal opinion from advocate Eadate & Company as well as Adv. (Mr.) Jayesh Nishar were sought from time to time.

He also stated that committee have completed the following works.

- a) Installed 4 Exhaust Fans on the Ground Floor for proper ventilation.
- b) Appointed Project Management consultant and Finalized the contractor for Internal & outside Major Repairing Work of the Society Building.
- c) Alert the members for availing benefits of the Stamp Duty Amnesty Scheme
- d) Laid down the underground pipeline for Electrical Charging Point.

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Further, He also advised the members that instead of arguments regarding the problems, discuss the problems with each other or office bearers and find out the solutions and requested to Hon. Secretary to proceed the meeting as per the Agenda.

Agenda No.2

To Read and Confirm the minutes of the last Annual General Meeting held on 13th August, 2023

Hon. Secretary stated that minutes of the last A.G.M., held on 13th August, 2023 have already been sent to all the members of our society along with notice for the recent A.G.M. Since there were no queries or objections, the same were confirmed and following resolution was passed.

"Resolved that Minutes of the A.G.M. held on 13th August.2023 be and hereby confirmed.

Proposed by: Mr.Nitin Mavani, Flat-B-312.

Seconded by:Mr Mohanlal N. Mehta , Flat- B-309

Carried unanimously.

Agenda No. 3

To receive, consider and adopt the Audited Balance Sheet as 31st March, 2024. And income & Expenditure Account for the ending on 31st March, 2024. Along with Statutory Auditor's Report and to approve Audit Rectification Report.

The Hon.Secretary pointed out that the audited statement of accounts along with audit report of the F.Y.2023-2024 was also sent to all the members. Thereafter. The Members were asked if they had any queries. However, no any present member has raised any query and the Audited Balance Sheet as 31st March, 2024. And income & Expenditure Account for the ending on 31st March, 2024. Along with Statutory Auditor's Report and Audit Rectification Report is approved

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unanimously. Further, Mr. Hemal Dawda, Owner of Flat No. A-204 has asked for permission for erecting of Solar System on his terrace. Mr. Gajendra Londhe, owner of Flat No. A-201 suggested that the society shall consider regarding the erection of the Solar Project for all. Thereafter Hon. Secretary said that the Managing Committee will finalized the "Norms for Solar System" and intimate the members in due course.

Proposed by: Mr. Hemal Dawda, Flat No. A-204

Seconded by: Mr. Gajendra Londhe, Flat No. A-201.

Carried unanimously.

Agenda no-4

To appoint statutory auditor of the society for the year 2024-2025 and fix their remuneration.

Hon.Treasurer, Mrs. Dimpal K. Nandu informed to the members that, as per the bye-laws of society statutory auditor shall not be appointed for more than three consecutive years. B.H.Patel & Associates had audited the books of account for the year 2023-2024. His work is found satisfactory and as per the prescribed ruling he had charged Rs.100/- plus 18% G.S.T per unit. Accordingly, the cheque of Rs. 19,824/- is issued to him. Further, she informed that the said auditor is ready to carry out auditing of the F.Y. 2024-2025 on same remuneration. After, due discussion it is resolved that M/S. B.H.Patel & Associates be re-appointed as the Statutory Auditor for the Financial Year 2024-2025, on the same remuneration.

Proposed by: Mr. Ramniklal Vira, Shop No. 28

Seconded by: Mr. Mohanlal N. Mehta, Shop No. 53

Carried unanimously.

Agenda no-5

To discuss about the budgetary provisions as well as decide & approve increase in the Maintenance Charges.

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Hon. Secretary informed the meeting that the Managing Committee have proposed to carry out various allied works for the society, for which sufficient Financial Provision is required to be done. Further, Hon. Treasurer has said that due to inflation and increase in prices of various goods, Labour Charges, Electric Charges, Water Charges, it is very much difficult to cope up with the routine day to day expenses of the society. However, the Managing Committee have decided to increase Common Service Charges by Rs. 500/- per month, per member i.e. Rs.1500/- per quarter, per unit/ member. Some members have objected for the proposed charges. However, after due discussion, it is **unanimously decided to increase Service Charges by Rs.1000/- per quarter, per unit/ member and additional Rs. 500/- may be increased per quarter, per member in the next year A.G.M.** Accordingly, it is resolved that an amount of Rs. 1000/- be increased as service charges, per quarter, per unit / member w.e.f. July-2024.

Proposed by: Mr. Nitin Mavani, Flat No. B-312.

Seconded by: Mr. Santosh Pharande , Shop No. 55

Carried unanimously.

Agenda no-6

To discuss about the Re-development of the Society Building.

Hon. Secretary, Mr. Rajesh Gupta inform the meeting that at present, the major internal repairing work is in progress and after completion of said work, the external major repairing work is required to be done after monsoon, for which additional fund is required and same is proposed to be raised from the contribution from the members. Thereafter, most of the members opposed and said that the society building is very old i.e. approximately 30 to 35 years old. The Managing Committee may consider for the Re-development of the society building. Thereafter, Mr. Kushal Bachewar (Flat No. B-605,606 &607) submitted a Re-development proposal file of M/S. Hiten Sethi & Associates (Builder) to the Managing Committee. Mr. Shirish Chitre, one of the Committee Member then explained rules and procedures of the Re-development.

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Thereafter, Hon. Secretary, inform the meeting that our society building is in the "Flying Zone". Further he also said that there are 168 (100%) units in our building including 62 shops (37%), 46 Offices (27%) and 60 Flats (36%). If the Special General Body Meeting is called for considering the Re-development project, then 71% i.e. approximately 119 members should have to be present for said meeting and out of that 51% i.e. 61 members should have to be say "yes" for the Re-development. He also inform that a Project Management Consultant have to be appointed for supervision and all the members have to give their written consent for Re-development. Tenders have to be invited by the public advertisement in the local newspapers. It will take more time. However, most of the members insisted for considering the Re-development process and requested the managing committee to call the S.G.B.M. for proceeding for Re-development project of the society building and said that external repairing work be consider on the basis of the resolution of the S.G.B.M.

Accordingly, it is resolved unanimously that the S.G.B.M. be called as early as possible for processing of the Re-development of the society building.

Proposed by: Mr. Santosh Pharande, Shop No.-55.

Seconded by: Mrs. Jayashri Chitre, Office No. -27

Carried unanimously

Agenda no-7

To discuss and Re-approve the Major Repairing Work and Contribution of the Members required for the work.

Hon. Secretary, Mr Rajesh Gupta inform the meeting that internal major repairing work will be completed soon by the contractor and the Managing Committee propose to start the External Major Repairing work after monsoon, for which additional huge amount is required and same is propose to be raise by contribution from the members. After due discussion, most of the members have suggested

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that the External Repairing Work be considered only after decision of the Special General Body Meeting called for the "Re-development of the Society building."

Accordingly, it is unanimously resolved that the S.G.B.M. for Re-development of the society building be called at the earliest till then the External Repair Work will be stopped.

Proposed by: Mrs. Bina V. Shah, Flat No.A-604.

Seconded by: Mrs. Jayashri Chitre, Office No. -27

Carried unanimously

Agenda No.8

To ratify share transfers approved by the Managing Committee.

Hon. Secretary, Mr. Rajesh Gupta informed the meeting that the Managing Committee have approved 11 share transfers as per the rule & regulations of the Bye-Laws and legal advices of the Legal Advisors of the society during the F.Y. 2023-2024. List As Follows.

Share Transfers effected during F. Y. 2023-2024

Sr. No.	Flat/Shop/ Office No	Name of the Transferor.	Name of the Transferee.
1	F/ B-212	Dr. (Mrs.) Sarla R. Shah & Dr. (Mr.) Rameshchandra C. Shah.	Mr. Vikash Bhardwaj.
2	O/45	Late Mr. Velji Manshi Gada.	Mr. Sameer Velji Gada & Mr. Sachin Velji Gada.
3	S / 45-C	Late. Smt. Sudha Shridhar Thakkar.	Mrs. Brinda S. Thakkar & Mr. Armaan S. Thakkar.
4	S / 46-A	Mr.Atul Kumar Mittal	Mr.Hemal J. Dawda & Mrs. Puja Hemal Dawda.
5	F / A-304	20% shares of Ms. Shantakumari Nair & 20% shares of Mr. Pattath Anil Kumar. 20% shares of Mrs. Pushpa Nair.	Mrs. Sarla Unnikrishanan Nair.(60% Shares holder) Mr. Appath Unnikrishnan . Nair. (40% shares holder)

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Sr. No.	Flat/Shop/ Office No	Name of the Transferor.	Name of the Transferee.
6	S / 30	50% Shares of Mr. Patel Mahesh Govind.	Mr. Rajesh Govind Patel. (100% shareholders)
7	F / A-403	Late. Mr. Viren Ramniklal Vira.	Mrs. Bhavna Viren Vira.
8	O / 38	M/S/ SVS Business Machines.	MS. Karishma Pradeep Poonekar.
9	S / 45-B	Mr. Nitin K. Mavani HUF M/S. Mavani Steels	Mr. Vinayak Chandrakant Khilare. & Mrs. Sushila Chandrakant Khilare.
10	F / A-303	Late Mr. K. Shivaraman Nair.	Smt. Mani Shivaraman - 20% Mrs. Sarla U Nair-20% Mr. Pattath Anilkumar - 20% Ms. Shantakumari Shivaraman -20% Mrs. Pushpa Nair —20%
11	O / 10	50% shares of Mr. Ashwin Chandrakant Thakker.	Mrs. Usha. Ashwin Thakker — (50% Shareholder.)

Resolved that the above transfers are in order, so above 11 transfer approved by the AGM.

Proposed by: Nitin Mavani, Flat No.B-312

Seconded by: Mr. Mohanlal Mehta, Shop No. 53.

Carried unanimously

Agenda No.9

Any other matter with the permission of the Chair.

9-i) E-mail Letter of Mrs. Sarla U. Nair regarding littering and throwing of misc. items in 2nd floor terrace roof of Flat No. 203 & 204.

Hon Secretary Mr. Rajesh Gupta read out the e-mail letter of Mrs. Sarla U. Nair, Flat No. A- 304 in front of the meeting .The applicant Mrs. Sarla Nair herself explain the

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fact to the meeting. After due discussion, it is decided that subcommittee will formed and talk with the concern members, who are staying in the flats above the flat No. A-304 and convince the concern members for civil sense and prohibit them for littering and throwing misc. Items on roofs as well as feeding to pigeons

9-ii) To discuss and decide about Co-Opt of a committee member against vacant women category post.

Mr. Nitin Mavani, Ex-Chairman and member of the society has said that one post of woman category is still vacant in the Managing Committee and he suggested that Mrs. Sarla Unnikrishnan Nair, Flat No. A-304 be Co-Opted against said post. After due discussion, it is decided unanimously to obtain consent letter form Mrs. Sarla U. Nair and after completing legal procedure as well as inform to the Joint Registrar, Cidco, for necessary noting in the record of the Jt. Registrar, Cidco.

9-iii) To discuss and decide about charging of penalty to the members who keeps debris on the stair cases and on the common space in the building.

Hon. Secretary, Mr. Rajesh Gupta informed the meeting that some members keeping debris on the stair cases and on the common space till completion of the repairing work of their flats, Offices and shops, which creates inconveniencies for maintaining Cleanliness in the premises. After due discussion, it is unanimously decided to charge Rs.3000/- per month as penalty to such members.

9-iv) To discuss and decide about charging of penalty to the members, who are throwing garbage's, waste cloths, diapers, waste food in the drainage pipes.

Hon. Secretary informed the meeting that some members are throwing garbage's, waste cloths, diapers and waste food particles in the drainage pipes, due to which gutter chambers are chocking frequently. The members have suggested for periodical cleaning of chambers and recover chamber cleaning charges from the flat owners of that side. However, if Eatery Outlets Disposal found in the chambers, then hotel/snack stall owners be penalize and recover chamber

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cleaning charges from the said hotel/snack stall owners, after cleaning of the chambers.

9-v) To discuss and decide about submission of the Leave & License Agreement to the society.

Hon. Secretary, Mr Rajesh Gupta inform the meeting that some members are not intimating about allotment of their Flat, Shop or Office on leave & license basis. They are also not submitting leave & license agreement with police N.O.C. of their units, when allotted on leave & license basis. As per Bye-Laws 43- a, the owner should have to intimate the society regarding sub-letting of his unit. After due discussion, it is unanimously decided that it is mandatory to the owners of the Shops, Offices and Flats that they should submit Leave & License Agreement along with police N.O.C. and Refundable deposit of Rs. 10,000/- to the society, failing which his tenant will not be allowed to enter in to the premises.

9-vi) To discuss and decide about Recovery of the outstanding dues.

Hon. Treasurer, Mrs. Dimpal K. Nandu informed the meeting that few members are not paying maintenance of their units since long time. Two Notices have already been sent to them but they have not been responded till this date. She also informed that the owner of Flat No. B-605,606 & 607 have huge amount of outstanding maintenance charges. Mr. Kushal Bachewar was present for the meeting. He was convinced by the A.G.M for the clearance of the outstanding amount. He assured the A.G.M. that he will pay the outstanding maintenance amount in installments and clear the dues immediately.

9-vii) To discuss and decide about the installation of the " Boom Barrier"

Hon. Secretary, Mr. Rajesh Gupta inform the meeting that some members are not following the rules & regulations of the parking, some outsiders are also entering

with their vehicles in the premises and parking their vehicles. To avoid such things, the Managing Committee have decided to purchase and install the "Boom Barrier

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System" for regularize the parking policy in the society. After due discussion, the A.G.M. has authorized the Managing Committee for purchase and installation of the Boom Barrier System for the society.

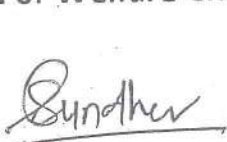
9-viii) To discuss and decide about forwarding list of the outstanding dues on the WhatsApp group of the society.

Hon Secretary, Mr. Rajesh Gupta inform the meeting that some members are forgetting to pay their maintenance on due date and thereafter. To remind them the Managing Committee have decide to display the list of such members on the whaSapp group of the society after every fortnight. After due discussion, the A.G.M. has allowed the Managing Committee for displaying the list of outstanding dues of the maintenance charges on the whatSapp group of the society.

Managing committee is thankful to all the members for their valued co-operation, suggestions and for timely remittance of service charges.

Mr. Rajesh Gupta thanked all members present and concluded the meeting as there was no other issue to discuss. The meeting terminated with a vote of thanks to the chair and he requested the members to have lunch together.

For Welfare Chambers Co-Op- HSG. SOC. Ltd



Hon. Chairman. / Hon. Secretary. / Hon. Treasurer.





Welfare Chambers Co-operative Housing Society Ltd.,

(Reg. No. TNA/TNA/HSG/TC/1712 /1936-1987 Dt. 05/01/87)
Plot No 73, D.B.C, Sector - 17, Vashi, Navi Mumbai 400703

BALANCE SHEET AS ON 31.03.2025

2023-24	Liabilities	2024-25	2023-24	Assets	2024-25
1,00,000.00	<u>Authorised Share Capital</u> 2000 Shares of Rs. 50/- each	1,00,000.00	2,418.00	<u>Cash & Bank Balance</u> Cash in Hand	7,274.00
42,000.00	<u>Issued, Subscribed & Paid Up Capital</u> 840 Shares of Rs. 50 Each	42,000.00	7,063.94	Maharashtra State Co-Op Bank	10,133.94
			62,007.92	Saraswat Co-Op Bank	19,740.92
			6,38,082.85	Cosmos Co-Op Bank	78,952.02
	<u>Reserve & Other Funds</u>			<u>Investments</u>	
7,51,098.00	<u>Reserve Fund</u>		100.00	One Share of Thane Dist. Hsg Federation	100.00
	Bal. as per last B/S.	8,36,398.00	500.00	5 Shares of Navi Mumbai Hsg Federation	500.00
75,000.00	Add: Premium on Transfer	1,25,000.00			
10,300.00	Add: Entrance & Share Transfer Fees	6,000.00			
8,36,398.00		9,67,398.00	80,31,911.00	<u>Fixed Deposits with Bank</u> (As per Schedule attached)	89,99,244.00
	<u>Sinking fund:</u>			<u>Deposits:-</u>	
45,99,626.01	Bal. as per last B/S	49,30,558.01	28,300.00	Water Deposit (with NMMC)	28,300.00
2,98,976.00	Add: Interest On Investment	3,20,486.00	51,131.00	Electricity Deposit (with MSEDCIL)	61,831.00
31,956.00	Add: Collected during the year	31,956.00		<u>Members' Balances</u>	
49,30,558.01			15,18,227.00	Dues from Members (As per schedule attached)	16,89,837.00
8,499.00	<u>Repairs Fund</u>			<u>Consumables</u>	10,546.00
94,196.00	Add: Collected during year	1,02,695.00		<u>Loans & Advances</u>	
	Less Expenses During the Year	93,994.00		Prepaid Insurance	36,891.00
1,02,695.00		6,675.00	19,171.00	Prepaid Lift AMC	1,500.00
	<u>Education & Training Fund</u>			Entrance and Share Transfer Fee	38,391.00
1,10,300.00	Reserves for Training in Co-operation	1,30,460.00			
20,160.00	Add: Trf. From Prov. Of Education Fund	20,160.00			
1,30,460.00	<u>Major Repair Fund</u> (As per Schedule Attached)	12,07,041.00			
22,32,799.00					
82,74,910.01	<u>Balance c/f</u>	78,53,423.01	1,04,00,493.71	<u>Balance c/f</u>	1,09,44,849.88



Continued...

Welfare Chambers Co-operative Housing Society Ltd.,

(Reg. No. TNA/(TNA)/HSG/TC/1712 /1936-1987 Dt. 05/01/87)
Plot No 73, D.B.C, Sector- 17, Vashi, Navi Mumbai 400703

BALANCE SHEET AS ON 31.03.2025

2023-24	Liabilities	2024-25	2023-24	Assets	2024-25
82,74,910.01	Balance b/f	78,53,423.01	1,04,00,493.71	Balance b/f	1,09,44,849.88
1,24,41,900.00	<u>Members Cont. Towards Building</u>	1,24,41,900.00	42,632.00	Tax Deducted By Bank	65,706.00
18,000.00	For Land & Building	18,000.00	1,34,88,686.53	<u>Fixed Assets</u>	1,36,58,460.53
6,17,568.00	For Maintenance Deposit	6,17,568.00		(As per Schedule attached)	
1,30,77,468.00	For Lease Deed	1,30,77,468.00			
	<u>Current Liabilities & Provisions</u>				
	<u>A) For Expenses</u>				
32,637.00	Water Charges	37,048.00			
19,824.00	Audit Fees	19,824.00			
6,500.00	Professional Fees	8,000.00			
	Subscription Fees Payable	500.00			
	Salary & Wages	24,000.00	89,372.00		
58,961.00	<u>B) Others</u>				
	TDS Payable	19,760.00			
50,000.00	Penalty Payable against Receivable	30,000.00			
7,37,500.00	Deposit for Rental / Repairs	10,87,500.00	11,37,260.00		
7,87,500.00	<u>C) Advance from Members</u>				
	Advance from Members		69,130.20		
76,379.20	(as per Schedule attached)				
	<u>D) Sundry Creditors</u>				
			1,32,443.00		
16,56,594.03	<u>Income & Expenditure A/c</u>		23,09,920.20		
	(As per Schedule attached)				
2,39,31,812.24	Total	2,46,69,016.41	2,39,31,812.24	Total	2,46,69,016.41

As per Audit Report of Even date

For B H Patel & Associates, Chartered Accountants

For Welfare Chambers Co-Operative Housing Society Ltd.

Proprietor

FRN No: 0135035W, Membership No 149008

Co-op Audit Panel No. 1011415

Date:

Place: Vashi

16 AUG 2025



[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

Welfare Chambers Co-operative Housing Society Ltd.,

(Reg. No. TNA/(TNA)/HSG/TC/1712 /1936-1987 Dt. 05/01/87)

Plot No 73, D.B.C, Sector- 17, Vashi, Navi Mumbai 400703

INCOME & EXPENDITURE FOR THE PERIOD 01.04.2024 TO 31.03.2025

2023-24		EXPENDITURE	2024-25	2023-24	INCOME		2024-25
15,390.00	To	AGM & Meeting Expenses	26,735.00	45.00	By	Contribution From Members	
19,824.00	To	Audit Fees	19,824.00	4,300.00	For	Courier & Other Charges	1,53,284.00
3,091.59	To	Bank Charges	1,439.60	1,53,080.00	For	Conceal Cable Charges	52,856.00
23,573.00	To	CCTV Expenses	18,750.00	53,060.00	For	Electricity Charges	2,93,750.00
250.00	To	Computer Expenses	1,450.00	3,13,614.00	For	Insurance Premium	30,868.00
555.00	To	Conveyance Expenses		30,868.00	For	Interest on Delayed Pymt	1,31,067.00
1,06,966.00	To	Depreciation	1,17,299.00	90,650.00	For	Lift Maintenance	1,44,000.00
5,63,130.00	To	Electricity Charges	6,62,790.00	1,45,500.00	For	Non Occupancy Charges	74,040.00
12,000.00	To	Election Expenses		73,232.00	For	Parking Charges	28,56,000.00
60,470.00	To	Fire Fighting Expenses	66,623.00	23,52,000.00	For	Repair & Maintenance	6,000.00
18,000.00	To	Gardening Expenses		6,000.00	For	Service Charges	16,000.00
3,41,433.00	To	House Keeping Expenses	3,59,000.00	20,600.00	For	Hoarding Charges	73,725.00
2,664.00	To	Income Tax Expenses		2,421.00	For	Legal Charges	2,41,920.00
53,047.00	To	Insurance Premium	52,850.00	2,41,920.00	For	Other Charges	
19,500.00	To	Legal Fees	10,500.00		For	Water Charges	
16,500.00	To	Professional Fees	11,000.00		By	Interest Income	4,532.00
71,734.00	To	Lift Repair & Maintenance	46,851.00	2,368.00		Interest on SB A/c	33,851.77
200.00	To	Postage & Courier Exp.	514.00	20,113.00		Interest on Sweep Transfer	6,23,131.00
12,881.00	To	Printing & Stationery	7,898.00	4,12,208.00		Interest on Fixed Deposit	
3,23,582.00	To	Repair & Maintenance	4,13,031.00				
2,82,601.00	To	Repair & Maintenance (Structural)	3,67,080.00	2,319.00	By	Interest on Income Tax Refund	1,278.00
2,81,250.00	To	Salary & Wages & Bonus	3,01,850.00	24,530.00	By	Scrap Sale	9,500.00
6,69,701.00	To	Security Guard Charges	7,15,479.00				
1,550.00	To	Staff welfare Expenses	900.00				
15,000.00	To	Structural Audit Expenses	500.00				
10,500.00	To	Subscription & Building Fund	1,50,314.00				
-	To	Expenses of Redevelopment	2,30,346.00				
1,88,548.00	To	Water Charges	17,000.00				
6,500.00	To	Water Tank Cleaning Expenses					
31,20,440.59			36,00,023.60				
8,28,387.41	To	Excess of Income over Expenditure	11,45,779.17				
39,48,828.00			47,45,802.77	39,48,828.00			47,45,802.77

Continued..



Welfare Chambers Co-operative Housing Society Ltd.,

(Reg. No. TNA/(TNA)/HSG/TC/1712 /1936-1987 Dt. 05/01/87)
Plot No 73, D.B.C, Sector- 17, Vashi, Navi Mumbai 400703
INCOME & EXPENDITURE FOR THE PERIOD 01.04.2024 TO 31.03.2025

2023-24	EXPENDITURE	2024-25	2023-24	INCOME	2024-25
2,98,976.00	To, Interest Transfer to Sinking Fund	3,20,486.00	8,28,387.41	By Excess of Income over Expenditure	11,45,779.17
47,346.00	To, Interest Transfer to Major Repair Fund	1,45,132.00			
	To, Interest Transfer to Repair Fund	6,675.00			
20,160.00	To, Transfer to Education Fund	20,160.00			
4,61,905.41	To, Transfer to I & E Account(B/S)	6,53,326.17			
8,28,387.41	Total	11,45,779.17	8,28,387.41	Total	11,45,779.17

As per Audit Report of Even date

For B H Patel & Associates, Chartered Accountants



[Signature]

Proprietor

FRN No: 0135035W, Membership No 149008
Co-op Audit Panel No. 1011415

Date:
Place: Vashi

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

For WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.



16 AUG 2025

WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.

Schedule of Members Balances as on 31/03/2025

Unit	Member Name	Receivable	Advance
Flat No. 202	Mr. Bramhanath Sukhadev Landage		61.00
Flat No. 206	Anumandala Venkatesh		7,604.00
Flat No. 214	Mayur Dharamshi Derara		350.00
Flat No. 216	Jaya Manilal Shah	85,150.00	
Flat No. 406	Rajkumari M Rakhecha & Mainkchand Rakhecha	10,617.00	
Flat No. 407	Rakesh Malhotra	7,008.00	
Flat No. 408	Shriram Ramkrishnan Iyer	1,23,741.00	
Flat No. 412	Mahendrapal Kochhar & Rajni M.Kochhar		550.00
Flat No. 506	Kavita S. Gundher & Sureshkumar P. Gundher		550.00
Flat No. 603	Manish A. Gala & Parul M. Gala		300.00
Flat No. 605	V. B. Bachavar	3,63,793.00	
Flat No. 606	V. B. Bachavar	3,77,566.00	
Flat No. 607	V. B. Bachavar	3,58,457.00	
Office No. 2	Rajkumar L Yadav & Sushila R. Yadav	750.00	
Office No. 8	K. M. Nagdev	63,597.00	
Office No. 10	Ashwin C Thakkar		5,310.00
Office No. 11	Hiten Sethi		2,075.00
Office No. 26	Mast. Tejinder P. Chauhan, Guardian, Kanchan P. Cha	12,211.00	
Office No. 31	M/S. Surya Erectors Pvt. Ltd	6,531.00	
Office No. 32	M/S. Indian Inst. Of Bridge Engineers	5,939.00	
Office No. 35	Sudha Thyagrajan	2,30,412.00	
Office No. 44	Mr. Ganesh Brijlal Jain		1.00
Shop No. 16	Anumandala Venkatesh		5,679.00
Shop No. 17	Anumandala Venkatesh		5,822.00
Shop No. 26	Sudhir R. Sheth & Sonal S. Sheth		654.00
Shop No. 30	Rajesh G. Patel		5,266.00
Shop No. 39	Harish D. Khona & Bharati H. Khona		100.00
Shop No. 40	Nayan Chandrakant Ramane		550.00
Shop No. 47	Mahesh S. Diwan & Neelam M. Diwan	14,065.00	
Shop No. 51	Tulsi Khem Chandani & Bhavika Chandani		2,529.00
Flat No 214	Penalty Receivable (Fl-214)	30,000.00	
	Other Credits		31,729.20
Total		16,89,837.00	69,130.20

For WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.



Sundher
Chairman

[Signature]
Secretary

[Signature]
Treasurer

WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.

Schedule of Major Repair Fund as on 31/03/2025

2023-24	Particular	2024-25
7,28,410.00	Balance as per Last B/s	22,32,799.00
14,57,043.00	Add: Collected From Members through quarterly bills	7,29,110.00
47,346.00	Add: Interest from FD	1,45,132.00
	Less: Expenses Incurred for Major Repairs	(19,00,000.00)
22,32,799.00	Balance as on 31/03/2024	12,07,041.00

Schedule of Income & Expenditure as on 31/03/2025

2023-24	Particular	2024-25
13,70,769.62	Balance as per Last B/s	16,56,594.03
4,61,905.41	Add: Surplus for the year	6,53,326.17
(1,76,081.00)	Less: Excess Provision during the previous years	
16,56,594.03	Balance as on 31/03/2024	23,09,920.20



For WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.



[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.

Schedule for Fixed Deposits as on 31/03/2025

Name of The Bank	Principal+ Accr. Int. Amount	Accrued Interest / Paid as on 31/03/25	TDS On Interest	Encashed	Balance with Accrued Interest
Thane Janta Sahakari Bank Ltd					
FD TJSB 12830463	79,562	4,398	440		83,520
FD TJSB 1462377	3,02,327	22,533	2,253		3,22,607
FD TJSB 1462633	79,558	4,398	440		83,516
FD TJSB 1462948	79,560	4,398	440		83,518
FD TJSB 1463185	79,561	4,398	440		83,519
FD TJSB 1463458	4,73,990	26,195	2,621		4,97,564
FD TJSB 1463714	3,81,293	21,072	2,106		4,00,259
FD TJSB 1463979	5,08,387	28,097	2,811		5,33,673
FD TJSB 1551575	1,54,654	10,301	1,034		1,63,921
FD TJSB 1551922	1,55,655	10,369	1,036		1,64,988
FD TJSB 1563679	1,55,427	10,353	1,037		1,64,743
FD TJSB 1570088	1,55,577	10,363	1,035		1,64,905
Total	26,05,551	1,56,875	15,693		27,46,733
Saraswat Co-op Bank Ltd Vashi					
FD# KD/4655/29/833764	78,173	5,685	569		83,289
FD#KD/4655/30/833765	78,171	5,685	568		83,288
FD # KD/4655/31/833766	78,173	5,684	569		83,288
FD # KD/4655/32/833767	78,169	5,685	568		83,286
FD# KD/4655/33/833768	78,174	5,684	569		83,289
FD # KD/4655/34/833769	78,172	5,685	568		83,289
FD#KD/4655/36/833762-1211905	1,57,099	11,654	1,165		1,67,588
FD#KD/4655/38/833761	4,70,263	34,883	3,488		5,01,658
FD#KD/4655/39/833770-1438162	3,02,648	22,516	2,252		3,22,912
FD/KD/4655/37/833763-1211914	1,57,521	11,685	1,168		1,68,038
FD SB 1001557962	1,50,000	756	76		1,50,680
FD SB 1099273	50,335	3,872	388		53,819
FD SB 1099285	2,01,452	15,495	1,550		2,15,397
FD SB 1099289	2,01,452	15,495	1,549		2,15,398
FD SB 1279517	2,00,000	10,127	1,013		2,09,114
FD SB 1279525	2,00,000	10,127	1,013		2,09,114
FD SB 1279550	1,00,000	5,064	506		1,04,558
FD SB 961984-1434315	2,05,847	15,325	1,532		2,19,640
FD SB 962008-1434345	2,05,848	15,325	1,533		2,19,640
Total	30,71,497	2,06,432	20,644		32,57,285
Cosmos Co-op Bank Ltd					
FD#245579	2,13,959	15,442	1,439		2,27,962
FD#277051	1,39,719	10,408	1,041		1,49,086
FD CB 10282772	1,51,066	11,344	966		1,61,444
FD CB 10282796	4,24,047	22,653	1,793	4,44,907	
FD CB 10286220	2,00,962	16,087	1,609		2,15,440
FD CB 10286237	74,965	6,001	600		80,366
FD CB 10286244	74,966	6,001	600		80,367
FD CB 10286251	74,964	6,001	600		80,365



WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.

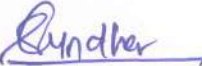
Schedule for Fixed Deposits as on 31/03/2025

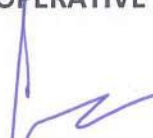
Name of The Bank	Principal+ Accr. Int. Amount	Accrued Interest / Paid as on 31/03/25	TDS On Interest	Encashed	Balance with Accrued Interest
FD CB 10287098	3,06,841	22,669	2,267		3,27,243
FD CB 10287784	2,79,922	21,001	2,100		2,98,823
FD CB 391184 289320	2,79,237	20,862	2,087		2,98,012
FD CB 391191 289337	2,82,340	21,093	2,109		3,01,324
Total	25,02,988	1,79,562	17,211	4,44,907	22,20,432
Maharashtra State Coop Bank					
FD MSC 3300033	31,956	2,514	252		34,218
FD MSC 3300034	93,388	7,347	734		1,00,001
FD MSC 3300035	2,00,000	15,733	1,574		2,14,159
FD MSC 3300036	2,00,000	15,733	1,573		2,14,160
FD MSC 3300152	2,00,000	13,618	1,362		2,12,256
Total	7,25,344	31,466	3,147		7,74,794

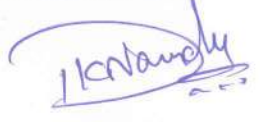
G.Total	89,05,380	5,74,335	56,695		89,99,244
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For WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.




Chairman


Secretary


Treasurer

WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.

Schedule for Fixed Assets as on 31/03/2025

Particular	Balance as on 01/04/2024	Addition before 30/9/2024	Addition after 30/9/2024	Balance as on 31/03/2025	Rate of Depreciation	Amount	W.D.V. On 31/03/2025
Land and Building	1,21,84,951.00		-	1,21,84,951.00	-	-	1,21,84,951.00
Lease Deed	6,07,754.00		-	6,07,754.00	-	-	6,07,754.00
Society's New Office	84,568.40		-	84,568.40	10%	8,457.00	76,111.40
Air Conditioner		32,000.00		32,000.00	15%	4,800.00	27,200.00
Boom Barrier			2,22,152.00	2,22,152.00	15%	16,661.00	2,05,491.00
CCTV Camera	2,65,962.75		11,800.00	2,77,762.75	15%	40,779.00	2,36,983.75
Computer	1,673.20		-	1,673.20	40%	669.00	1,004.20
Display Board Hoarding	46,471.30		-	46,471.30	15%	6,971.00	39,500.30
Furniture & Fixture	1,47,570.63		14,251.00	1,61,821.63	10%	15,470.00	1,46,351.63
Fire Fighting System	1,42,245.18			1,42,245.18	15%	21,337.00	1,20,908.18
Water level Controller		6,870.00		6,870.00	15%	1,031.00	5,839.00
Water Pump	7,490.07		-	7,490.07	15%	1,124.00	6,366.07
Total	1,34,88,686.53		2,48,203.00	1,37,75,759.53		1,17,299.00	1,36,58,460.53



For WELFARE CHAMBERS CO-OPERATIVE HOUSING SOCIETY LTD.



Sunder
Chairman

[Signature]
Secretary

[Signature]
Treasurer



FORM No. N-2

[See Section 81 and rule 69 (3)]

INDEPENDENT AUDITOR'S REPORT

To,
The Chairman/Secretary
WELFARE CHAMBERS CO-OP HOUSING SOCIETY LTD.
Plot no. 73, D.B.C., Sector 17, Vashi,
Navi Mumbai – 400703.

Report on the Financial Statements as a Statutory Auditor

We have audited the accompanying financial statements of the WELFARE CHAMBERS COOPERATIVE HOUSING SOCIETY LTD. which comprise the Balance Sheet as at 31st March 2025 and the Statement of Profit and Loss / Income & Expenditure for the year ended, and a summary of significant accounting policies and other explanatory information incorporated in these financial statements of the Society audited by us for the period 1st April 2024 to 31st March 2025.

Management's Responsibility for the Financial Statements

1. Management is responsible for the preparation of these financial statements in accordance with Maharashtra Co-operative Societies Act, 1960 & 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

2. 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.



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1304, 13th Floor, Goodwill Excellency, Plot No.2,
Sector-17, Vashi, Navi Mumbai - 400703

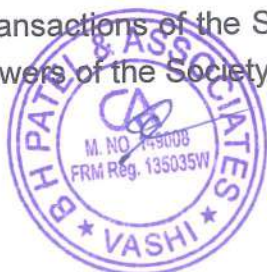
3. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud 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.
4. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

5. 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 and the Maharashtra Co-operative 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:
 - (i) in the case of the Balance Sheet, of the state of affairs of the society as at **31st March 2025;**
 - (ii) In the case of the Statement of profit and loss / Income & Expenditure of the profit/loss for the year ended on that date; and

Report on Other Legal and Regulatory Matters

6. 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.
7. **We report that :**
 - a. We 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, have been within the powers of the Society.



8. In our opinion, the Balance Sheet and Profit and Loss / Income & Expenditure Account comply with applicable Accounting Standards.

9. **We further report that :**

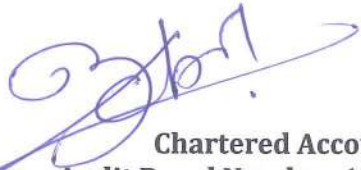
- i) The Balance Sheet and Profit and Loss / Income & Expenditure Account dealt with by this report, are in agreement with the books of account and the returns.
- ii) In our opinion, proper books of account as required by law have been kept by the Society so far as appears from our examination of these books
- iii) For the year under audit, the society has been awarded "B"

**AS PER OUR REPORT OF EVEN DATE
FOR B H Patel & Associates**

Place: Vashi, Navi Mumbai.

Date: 16/08/2025




**Chartered Accountants
Audit Panel Number-1011415
Membership No. 149008
UDIN: 25149008BMIQHU5978**

PART 1

FORM No: 1

Audit Memo for all types of Co-operative Societies.

Name of the Society: Welfare Chambers Co-operative Housing Society Ltd

Sr No. of the Audit memo as per Audit Register:

Full registered Address: Plot No.73, D.B.C. Sector 17, Vashi, Navi Mumbai 400703

Taluka: Navi Mumbai.

Distirict: Thane

Registration No: TNA/(TNA)/ HSG/(TC)/1712/1986-87

Date of Registration: 05.01.1987

Audit Classification: "B"

Audit Classification Given during last three Audits: B, B, A

Area of operation: Plot No.73, D.B.C. Sector 17, Vashi, Navi Mumbai 400703

No. of branches, depots and shops: NA

1. Audit Information:

a. **Full Name, Designation & Headquarters of Auditing Officer:** CA Babulal Hirji Patel, B. H. Patel and Associates, Chartered Accountants, 13th Floor, Goodwill Buidling, Sec 17, Vashi, Navi Mumbai 400703.

b. **Period covered during the present audit:** 1.4.2024 to 31.3.2025.

c. **Dates on which:**

1. **Audit was commenced and continued:** 12.8.2025

2. **Audit was completed:** 14.8.2025

3. **Audit memo was submitted:** 16.8.2025

2. Membership:

1. **No. of members (a) Individuals**

1. Ordinary:168

2. Nominal: 0

3. Sympathizer:0

(b) Societies: 0

(c) Others: 0

Total: 168

1	Have new members being duly admitted? Have they paid entrance fees	Yes
	Are their written applications in order and are they filed properly	Yes
3	Is the members register kept in form I, prescribed under rules 32 & 65 (1) of the MCS Rules 1961?	Yes
4	Is the list of members kept in form J under rule No: 33 of the MCS Rules 1961?	Yes
5	Have due remarks been passed against name of the deceased, dismissed or resigned members in the members register?	Yes
6	Are resignations in order and are they duly accepted	Yes
7	Have nominations made under rule 25 of the MCS Rules 1961 been duly entered in the members register under rule 26?	Yes

3. Shares:

1	Are applications for shares in order?	Yes
2	Is Share register written up-to-date?	Yes
3	Do the entries in share register tally with the entries in the cash book?	NA
4	Is share ledger written up-to-date?	Yes
5	Do the total of share ledger balances tally with the figures of the share capital in the Balance sheet?	Yes
6	Have share certificates being issued to the share holders for all the shares subscribed?	Yes
7	Are share transfers and refunds in accordance with the provisions of the Bye law, Act and Rules?	Yes

4. Outside Borrowings:

1	What is the limit fixed in the Bye laws for borrowings of the society?	NA
2	Has it been exceeded?	NA
3	If so, state whether necessary permission has been obtained from the competent authority?	NA

5. Meetings:

1	Give date of a. Annual General Meeting. b. Special General Meeting	30.06.2024 20.10.2024
2	State the No. of meetings held during the period as follows: a. Board or Managing committee meetings. b. Executive or subcommittee meetings. c. Other Meetings.	12 Nil Nil

6. Rectification Reports:

1	Has the society submitted audit rectification reports of the previous audit memos? If so, give dates of submission. If not, state the reason non submission.	Not Submitted. No Remarks
2	Have any important points mentioned in the previous audit memo been neglected by the society? If so, state them in general remarks.	No

7. Audit fees:

1	Give amount of audit fees last assessed state period for which assessed. State the date of recovery of audit fees, name the treasury and amount credited (give No. and date of treasury chalan).	NA
2	If audit fees have not been paid by the society give details about outstanding.	NA



8. Internal or local audit:

1	If there is internal or local audit, state by whom done, period covered and whether memo is on the record of the society.	Not appointed
2	State whether there is a proper co-ordination between statutory auditor and internal auditor.	NA

9. Managing Director / Manager / Secretary

1	Name of the officer	Mr Rajesh Gupta (Secretary)
2	Pay drawn Grade:	Nil
3	State other allowances, if any, any facilities given such as rent free quarters etc.	Nil
4	State whether he is a member	Yes
5	If so, whether he has borrowed or has been given any credit facilities? State the amount borrowed and the amounts of over dues if any.	Nil
6	If other amounts are due from him, give details.	No
7	Obtain a list of staff showing names, designations, qualifications, scales, present pay and allowances given, dates from which employed, security furnished etc	Manager: 15000 P M Accountant :4500 P M Gardner: 3500 P M

10. Breaches

1	Does society possess a copy of the Act, Rules & its registered Bye laws?	Yes
2	Give only Nos. of breaches of the Act, Rules and Bye laws.	Nil
3	Have any rules been framed under the byelaws? Are they approved by the appropriate authority? Are they properly followed? (These breaches should be discussed in brief in general remark)	NA

11. Profit & Loss

1	What is the amount of profit earned or loss incurred during the last co-operative year	Rs 4,61,905.41- (Surplus 2023-24)
2	State how the net profits are distributed? (in case of non business societies, figures of surplus or deficit may be given against quarry No. 11 (1) above.	Transferred to accumulated surplus in Balance Sheet

12. Cash, Bank Balances and securities:

1	<u>Cash:</u> 1. Count cash & sign the cash book stating the amount so counted and date on which counted. 2. Who produced the cash for counting? Give his name and designation. Is he authorized to keep cash? 3. Is it correct according to the cash book? 4. Are arrangement for safety of cash in safe and cash in transit adequate?	Tally with cash book Treasurer Yes Yes Yes
2	<u>Bank Balance:</u> Do the bank balance shown in Bank pass books or bank statements and bank balance certificates tally with such balances shown in books of accounts? if not, check reconciliation statements	Reconciliation prepared/checked
3	<u>Securities:</u> 1. Verify Securities physically and see whether they are in the name of society. 2. Are dividends and interest being duly collected? 3. If securities are lodged with the Bank, are relevant certificates obtained? 4. Is investments register kept and written up to date?	Yes Yes Not lodged Yes

13. Movable and immovable properties:

1	Are relevant registers maintained and written up to date?	Yes
2	Verify property physically and obtain its list. Does the balance tally with Balance Sheet figures?	Yes
3	In case of immovable property including land, verify title deeds and see whether they are in the name of the society?	Cidco Allotted plot on lease
4	Is the property duly insured where necessary? If so, give details in general remarks.	Yes
5	<u>Depreciation:</u> 1. Is due depreciation charged? 2. State the rate of Depreciation charged on various assets.	Yes. As rates specified.

14. Have you discussed the draft audit memo in the board or managing committee meeting? If not, state reasons for the same. Yes.

AS PER REPORT OF EVEN DATE ATTACHED

FOR M/s B H PATEL & ASSOCIATES
CHARTERED ACCOUNTANTS



PLACE: VASHI
DATE: 16.8.2025

Audit Memo (Co-operative Housing Society) Part II
WELFARE CHAMBERS Co-op Housing Society Ltd



(xii) Are building & other constructions insured? (xiii) In case flat owners society, have the promoters fulfilled their obligations as per agreements entered with them by the members prior to the registration of the society? (xiv) Examine the agreements entered with promoters & see whether they are in the interest of the society. (xv) Has the society executed lease deeds in favor of members for given plots & / or buildings on lease to them. (xvi) Has the society created sinking fund as per provisions of the bye laws? (xvii) Examine the basis on which monthly rents or contributions are fixed in cases of tenant co-op societies or flat owner societies are adequately covered? 1. Amount required for installments. 2. Municipal & other taxes. 3. Lease Rent. 4. Service charges & common expenses. 5. Contribution to the sinking fund.	No. Yes. Yes. Cidco Allotted Plot on lease. Yes. NA NA NA Proportionate ¼ of cost
6.Loans to members 1. Are recoveries of loan punctual? 2. State the amount of overdue. 3. State what steps are being taken to recover overdue.	NA NA NA
7.Expenditure Has expenditure been approved by the managing committee from time to time?	Yes

FOR B H PATEL & ASSOCIATES
CHARTERED ACCOUNTANTS



PLACE: VASHI
DATE: 16.8.2025