



B. K. DARJI & ASSOCIATES

CHARTERED ACCOUNTANTS

Bhavna Chauhan

B.Com., A.C.A

Office No. 213, Super shopping Complex, Dr. Dalvi Road, Kandivali West, Mumbai -400067

Tel.: 2862 5596, Email: bvchauhan@gmail.com.

AUDIT REPORT

PRUTHVI ENCLAVE CO.OP HSG SOCIETY LTD.

YEAR – 01/04/2024 TO 31/03/2025

ADDRESS:

**CTS NO.170,SURVE NO-110(PART) KHATAV MILL
COMPOUND WESTERN EXPRESS HIGHWAY,
BORIVALI (EAST) , MUMBAI.**



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Date: 31/07/2025

To

The District Deputy Registrar,

"R" South, Kandivali (East),

Mumbai – 400 101.

Dear Sir,

Reg.: PRUTHVI ENCLAVE CO.OP HSG SOCIETY LTD.

Ref.: - Appointed for Statutory Audit for the period 2024-25

Sub: - Submission of Audit Report and Annual Accounts

We have finalized the Statutory Audit in respect of PRUTHVI ENCLAVE CO.OP HSG SOCIETY LTD. for the year 2024-2025. We are enclosing herewith the Annual Accounts along with Audit Report.

Kindly do needful and oblige.

Thanking you,

Yours faithfully,



Bchauhan

M/s. B. K. Darji & Associates
Chartered Accountant
Panel No. : 1013315
UDIN: 25126863BMNTFB1662



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To,
The Chairman / Secretary
PRUTHVI ENCLAVE CO.OP HSG SOCIETY LTD.
CTS NO.170, SURVE NO-110(PART)
KHATAV MILL COMPOUND WESTERN EXPRESS HIGHWAY,
BORIVALI (EAST), MUMBAI

Sub: Submission of Statutory Audit Report for the accounting year 2024-25

Sir,

The accounts of PRUTHVI ENCLAVE CO.OP HSG SOCIETY LTD. have been audited on the basis of record produced and information supplied (oral and written) by the office bearers of the society during course of our audit. The statement of accounts viz. Income & expenditure A/c. & the Balance sheet, for the aforesaid period have been duly examined and the observation and discrepancies so noticed on the transaction and affairs of the society have been mentioned in audit objection and general remarks.

Please find enclosed herewith the Statutory Audit Report for the accounting year 1st April, 2024 to 31st March, 2025 along with the following -

1. Statement of Income and expenditure Account & the Balance Sheet
2. Auditors certificates, brief introduction & comment on the present status of the society, Auditors Report with audit objections, observations & general remarks.
3. Audit memorandum viz. form no. 1 & form no 07.

Society is instructed to submit audit rectification report in "O" form within three months from the date of obtaining audit report to the office of registrar of co-operative societies without fail.

Thanking you,

Bhavna Chauhan



M/s. B. K. Darji & Associates
Chartered Accountant
Panel No. : 1013315
UDIN: 25126863BMNTFB1662

Place: Mumbai
Date: 31/07/2025
Copy to: The Deputy Registrar



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FORM No. N-2 INDEPENDENT AUDITOR'S REPORT

Date: 31/07/2025

To,
The Chairman / Secretary
Pruthvi enclave co-op hsg society ltd.
Cts no.170, surve no-110(part),
Khatav mill compound western express highway,
Borivali (east), Mumbai

Report on the Financial Statements as a Statutory Auditor

1. We have audited the accompanying financial statements of **Pruthvi Enclave Co.Op Hsg 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 of 1st April 2024 to 31st March 2025.

Management's Responsibility for the Financial Statements

2. 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

3. 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.



Cont/-



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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 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 Balance Sheet, of the state of affairs of the society as at 31st March 2025;

(ii) In the case of the Statement of Income & Expenditure of the Deficit for the year ended on that date.

Report on Other Legal and Regulatory Matters

The Balance Sheet and the Income & Expenditure 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, 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 Profit and Loss / Income & Expenditure Account comply with applicable Accounting Standards.

We further report that:

(i) The Balance Sheet and 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" classification.



Bhavna Chauhan

M/s. B. K. Darji & Associates
Chartered Accountants

Panel No. : 1013315

UDIN: 25126863BMNTFB1662



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Name of the Society : Pruthvi Enclave Co.op Hsg Society Ltd.
Full registered address : Cts No.170, Khatav mill compound western express highway, Borivali-E
Registration no : BOM/W-(R)/HSG/TC/10904 / 2000-2001

Part A

| Particulars | Remark |
|--|-------------------------|
| Fraud | No |
| Misappropriation of funds | No |
| Mis-utilization of funds | No |
| Manipulation of accounts | No |
| Falsification of accounts | No |
| Infringement of provisions of Act, Rules, Bylaws and notification | Refer General remarks |
| Personal expenses debited to profit and loss account | No |
| Financial Assistance | Not obtained by society |

Part B

Scrutiny of financial Statements

a. **Share Capital: (Rs.34,500.00):** This is collected from members of the society. Total units are 140. Members of the society are 138. Invoices are raised to 140 units.

b. **Income & Expenditure Account:** During the year review, the society has shown surplus of Rs. 5,63,736.69 as against deficit of Rs.7,44,326.00/- in previous year.

- Total Interest on outstanding of Rs.3,34,595/- levied on two defaulting members. Recoverability of receipt of this interest income is uncertain. Deficit of Rs.5,63,736.69/- is after considering Interest on delayed payment charges. Provision against this uncertain income to be provided in books.
- Social and cultural expenses of Rs. 2,15,284.00 are net of advertisement income received of Rs. 1,11,652/- from non- member. Cultural expenses include expenses incurred on festival other than August 15th and January 26th.





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- Society has appointed PMC in Special General Meeting dated March 17th 2024 for redevelopment of the society. legal advocate was also hired for redevelopment of the society. However, decision on source of fund and limit of expenses on PMC and source of fund for lawyer fees was not available in minutes. At present, expenses on redevelopment is debited to Income & Expenditure a/c. In current year Rs. 4,43,243/- was incurred.
 - Income tax expenses of Rs. 1,42,238.00 transferred from current liabilities -Interest on investment against OC fund to be by reducing income tax expense instead of reserve fund.
 - Interest on fixed deposit of Rs. 10840/- is not recorded in books. As per FD interest certificate, interest of Rs.779/- for FY 24-25 is credited to 5781 bank account which is in name of Pruthvi Enclave members Association. Account is dormant and KYC to be carried out to commence operation of the bank account. Bank balance as on 31.03.25 Rs. 38508.41/-.
- c. Reserve & Other funds:** The total funds of the society is Rs. Rs.1,54,74,226.85 in current year against Rs.2,13,66,327.54 In from previous year. Sinking fund utilized to be reinstated as per General Body approval.
- d. Current Liabilities, Provisions & other liabilities: (Rs.124,17,491.00):** Society has to pay Current Liabilities, Provisions & other liabilities for F.Y. 2024-25. The detailed breakup is stated in Balance sheet schedule.
- Earnest Money Deposit of Rs. 50,000/-, Repair Deposits of Rs.40,000.00/- of various Flat Members is long overdue. Member wise break up of Repair Deposits of Rs. 40,000/- of total deposit of Rs.80, 000/- are not available. Payable to Society solution of Rs. 15750/- is overdue for more than year. It is subject to confirmation.
 - During the year earnest money deposit of Rs. 11 lakh from Eight developers has been received and six developer deposit is standing as current liabilities as on balance sheet date.





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- Provision for expenses: Provision of Rs. 4,15,124/- is towards income tax liability. Of the total Rs. 2,40,124/- is standing as provision of earlier years and corresponding amounts are standing also as self-assessment tax as advances in balance sheet. Status of income tax assessment to be ascertained and appropriate accounting entries to be passed. Year wise details as below;

| Financial Year | Provision Amt. (Rs.) | Self-Assessment tax paid |
|----------------|----------------------|--------------------------|
| 2019-20 | 364 | 364 |
| 2020-21 | 90673 | 90673 |
| 2023-24 | 149087 | 149087 |

- e. **Fixed Assets: (Rs.6,07,498.32):** Fixed Assets are stated at WDV. The Balance Sheet does not show the value of Land & Building on asset side and corresponding member's contribution figure on the liabilities side.
- f. **Bank Balance: (Rs.70,25,604.52)** Balances are reconciled as per bank pass book of the respective Banks.
- g. **Cash in Hand: (Rs.2718.00):** The cash balance as on the date of balance sheet have verified and certified by the management.
- h. **Current Assets (83,30,604.00):** Receivables from member's contribution towards maintenance, deemed conveyance and major repair is accounted and agrees with the records subject to confirmation. Of the total Rs.71.29 lakh, Rs. 56.53 lakh is outstanding from two members. Society is advised to take appropriate action to recover the amount.
- i. **Investment (Rs.1,21,13,886.00):** The society has invested amount in Fixed Deposit with Banks. The same is tallied with Balance Sheet Schedule and bank certificates. Fixed deposit of Rs. 10840/- is on the name of Pruthvi Enclave Members Association and not on society name.
- j. **Prepaid Expenses:** It includes Prepaid expenses towards insurance of Rs. 31240/- and lift of Rs. 9833/-.
- k. **Income Tax payments:** It includes TDS deducted by SBI of Rs.32778/- is not reflecting in Tax credit form (26As) due to change in PAN card number of the society. Tax Credit will be limited to tax reflecting in 26AS.





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PART- C

GENERAL REMARK/ SUGGESTIONS FORMING PART OF AUDIT REPORT

1. Full Occupancy Certificate is pending to be obtained.
2. Two-member maintenance bill is in excess of Rs. 7500/- per month and overall collection from member is more than Rs. 20 lakh, meeting GST applicability condition. Society is advised to take appropriate action.
3. Managing Committee is advised to meet minimum once in month to transact society matters.
4. Lawyer/ advocate appointment for Redevelopment to be approved by General Body.
5. Sinking fund and other funds must be invested as per section 70. Investment to be earmarked against the fund appropriately. Sinking fund to be reinstated as per General Body approval.
6. Society has deficit for the year. Collection from members to be appropriate to expenses to be incurred.
7. The Society should prepare annual budget and get it approved in the General Body Meeting as per Byelaw No. 95(e).
8. Members Balances and current liabilities related to MCGM are subject to confirmation.
9. The Society is advised to utilize Education and training Fund and train to members, committee members, officers and employees of society through balance in Education and Training Fund.
10. As per Bye-laws of the Co-op. Hsg. Society all payments in excess of Rs 1,500.00 shall be made by crossed a/c payee's cheque.
11. Update of sinking fund register, property register, lien register, Investment register is under process.
12. The Managing Committee is requested to submit Audit Rectification report in Form 'O' within prescribed time laid down in Section 81 Rule 73 of the M.C.S. Act, 1960 and Rule 1961.
13. Transfer of interest in shares and properties involving many laws, we have relied on the representation made by management. Entrance fees to be collected as per Byelaws of the society for each transfer of membership.

GRADATION OF THE SOCIETY:

As per management representation society has not indulge into any other activities undertaken that are beyond the object of society. Also Society has not involved in any deficiencies in working during the year. After carefully going through the records maintained by the society and its overall Financial Position and considering its working as whole, I have allotted grade "B" to the society.

We are thankful to the entire Committee and their staff, who had extended their kind support and co-operation during the course of audit.



B. Chauhan
M/s. B. K. Darji & Associates
Chartered Accountant
Panel No. : 1013315

FORM NO. 1

Audit Memo (For all types of Co-op. Societies)

Part - I

Name of the Society **PRUTHVI ENCLAVE CO.OP HSG SOCIETY LTD.**

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

Full registered address CTS NO.170,SURVE NO-110(PART) KHATAV MILL COMPOUND WESTERN EXPRESS HIGHWAY,
BORIVALI (EAST)

Taluka or Block Mumbai

District MUMBAI (i) Audit classification " B "
(ii) Audit classification given

Registration No. BOM/W-(R)/HSG/TC/10904 / 2000-2001 " B "
during the last three audits

Date of registration 26/07/2000

Area of operation MUMBAI

No. of branches, depots and shops
(Give separate figures) NIL

1. Audit information :

(1) Full name, designation and head Quarters of auditing officer. **M/s.B.K.Darji & Associates
Chartered Accountants
Panel No.: 1013315**

(2) Period covered during the present audit. 01.04.2024 TO 31.03.2025

(3) Dates on which (1) Audit was commenced and continued. 15/07/2025

(2) Audit was completed. 31/07/2025

(3) Audit memo was submitted 31/07/2025

2. Membership :

(i) No. of Members : (a) Individuals : (i) Ordinary 138

(ii) Nominal -

(iii) Sympathiser -

(b) Societies -

(c) Others 2

Give details of the other members, if any

Total 140

(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

(iv) Is the members' register kept in Form " I "
prescribed under Rules 32 and 65 (i) of the
M.C.S. Rules 1961 ? To be updated appropriately

(v) Is a list of members' kept in Form "J" under
Rule 33 of the M.C.S. Rules 1961 ? To be updated appropriately

(vi) Have due remarks been passed against
names of the deceased, dismissed, or
resigned members in the member's register ? NOT APPLICABLE

(vii) Are resignations in order and are they duly
accepted ? NA

(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 ?

To be updated

3. *Shares :*

- (i) Are applications for shares in order ?
(ii) Is share register written up -to-date ?
(iii) Do the entires in share register tally with the
entires in the cash book ?
(iv) Is share ledger written up-to-date ?
(v) Do the total of share ledger balances tally
with the figures of share capital in the
balance sheet ?
(vi) Have share certificates been issued to the
share holders for all the shares subscribed ?
(vii) Are share transfers and refunds in accor -

dance with the provisions of the Bye-laws,

Act and Rules ?

Already issued
To be updated appropriately
YES

NA
YES

Already issued

Transfer fees
to be
collected

4. *Outside Borrowings :*

- (i) What is the limit fixed in the Bye-laws for
borrowings of the society ?
(ii) Has it been exceeded ?
(iii) If so, state whether necessary permission has
been obtained from the competent authority ?

As per the Rule 35 of the M. S. C. Rules ,
1961
N. A.
N. A.

5. *Meetings :*

Draft minutes to be circulated as final once finalised

- (i) Give dates of : -
(a) Annual General Meeting
(b) Special General Meeting
(ii) State the No. of meetings held during the
period as follows : -
(a) Board of Managing Committee Meetings
(b) Executive or Sub - Committee Meetings
(c) Others Meetings

22/09/2024, 22/12/2024
07/07/2024, 03/09/2024, 08/12/2024/05/01/2025

11

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.
(ii) Have any important points mentioned in the
previous audit memos been neglected by the
Society ? If so, state them in general remarks.

YES

Refer General remarks

7. *Audit Fees*

- (i) Give amount of audit fees last assessed -

State period for which assessed :
State the date of recovery of audit fees, name
of Treasury and amount credited (Give No.
and date of Treasury Challan).
(ii) If audit fees have not been paid by the Society,

As per the Income & Expenditure A/c

01/04/2023 to 31/03/2024

Paid



give details about outstanding audit fees and reasons for non-payment.

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
- (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 MR. AVINASH PADWANKAR
- (ii) Pay drawn : NIL
- Grade : Hon. Secretary
- (iii) State other allowances, if any, any facilities given such as rent free quarters etc. No Such Facilities
- (iv) State whether he is a member. YES
- (v) If so, whether he has borrowed or has been given any credit facilities ? State the amount borrowed and the amounts of overdues, if any . N. A.
- (vi) If other amounts are due from him , give details NIL
- (B) Obtain a list of staff showing names, designations, qualifications, scales, present pay and allowances given , dates from which employed, security furnished etc.

10. *Breaches :*

- (i) Does the Society possess a copy of the Act, Rules and its registered Bye-laws ? YES
- (ii) Give only numbers of breaches of the Act, Rules and Bye-laws ?
1. Section Nos.
2. Rules Nos.
- Refer General remarks

3. Bye-laws Nos.

- (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). No Such rules framed

11. *Profit and Loss :*

1. What is the amount of profit earned or loss incurred during the last co-operative year ? As per the Income & Expenditure A/c
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). Deficit for the year
Balance Transfer to B/ sheet

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 Balance as on 31/03/2025 confirmed by management |
| 2. Who produced the cash for counting ? Give his name and designation. Is he authorised to keep cash ? | |
| 3. Is it correct according to the Cash Book ? | YES |
| 4. Are arrangement for safety of cash in safe and cash in-transit adequate ? | YES |
| (b) Bank Balance : | |
| 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 . | YES |
| (c) Securities : | |
| 1. Verify securities physically and see whether they are in the name of Society . | YES except FD of Rs.10840/- is on name of pruthvi enclave members Association |
| 2. Are dividends and interest being duly collected ? | YES |
| 3. If securities are lodged with the Bank , are relevant certificates obtained ? | N. A. |
| 4. Is investment register kept and written up-to-date ? | NO |
| 13. Moveable and Immovable Property : | |
| 1. Are relevant registers maintained and written up-to-date ? | To be updated |
| 2. Verify property physically and obtain its list. Do the balance tally with balance sheet figures ? | NA |
| 3. In case of immovable property including lands, verify title deeds and see whether they are in the name of the Society. | YES |
| 4. Is the property duly insured where necessary ? If so, give details in general remarks ? | YES |
| 5. Depreciation : | |
| (i) Is due depreciation charged ? | YES |
| (ii) State the rate of depreciation charged on various assets. | As per balance sheet schedule |
| 14. Have you discussed the draft audit memo in the Board or Managing Committee Meeting ? If not, state reasons for the same. | YES |

PLACE : MUMBAI
DATE : 31/07/2025



Beharban

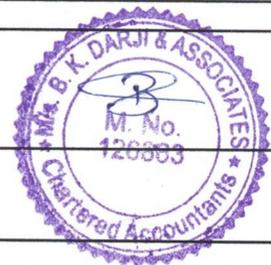
M/s. B.K.Darji & Associates
Chartered Accountants
Panel No.: 1013315

FORM NO. 7

| I | | SOCIETY INFORMATION | Particulars filled by the auditor |
|----|-----|--|---|
| | 1 | Name of the Society | PRUTHVI ENCLAVE CO-OPERATIVE HOUSING SOCIETY LTD |
| | 2 | Sub classification of the society | |
| | A | tenant ownership housing society | Tenant ownership housing society |
| | B | tenant co-partnership housing society | |
| | C | other housing society | |
| II | | WORKING OF THE SOCIETY | |
| | | Financial management | |
| | 1 | Government / Financial Institute -Assistance , Loans etc. | |
| | 1.1 | Whether the society has obtained Government Assistance for the construction of the houses/ Flats/ bungalows etc. | N.A |
| | 1.2 | State the nature of assistance, amount sanctioned, amount received and utilized and date of submission of utilization certificate | N.A |
| | 1.3 | State the financial assistance not utilized and remained balance with the society, reasons of non-utilization and action taken by the society for its utilization. | N.A |
| | 1.4 | If any financial assistance is mis-utilized for the purpose other than its sanction, state the amount, purpose of utilization and persons responsible for mis-utilization and modus operandious of mis-utilization, persons benefited by such amount of financial assistance. | N.A |
| | A | Loan from government / government undertakings | N.A |
| | | Sanctioned amount and date of sanction | |
| | | Amount actually received upto audit period | |
| | | amount utilized upto audit period | |
| | | Amount remained with society for utilization | |
| | | Date of submission of utilization certificates and amounts thereof | |
| | | i) | |
| | | ii) | |
| | | iii) | |
| | B | Other financial assistance from government / government undertakings (Specify) | N.A |
| | | Sanctioned amount and date of sanction | |
| | | Amount actually received upto audit period | |
| | | amount utilized upto audit period | |
| | | Amount remained with society for utilization | |
| | | Date of submission of utilization certificates and amounts thereof | |
| | | i) | |
| | | ii) | |
| | | iii) | |
| | 2 | Finance from other financial institutions (individual loans taken by members which is not accounted in the society's books, no comments are required by auditor for the following points) | N.A |
| | a | Sanctioned amount | |
| | b | Amount actually received | |
| | c | amount utilized | |
| | d | Amount remained with society for utilization | |
| | e | State the financial assistance not utilized and remained balance with the society, state the reasons of non-utilization and action taken by the society for its utilization. | |
| | f | If any financial assistance is mis-utilized for the purpose other than its sanction, state the amount, purpose of utilization and persons responsible for mis-utilization and modus operandious of mis-utilization persons benefited by such amount of financial assistance. | |
| | 3 | Whether the members of the society have availed loan from financial institutions in the personal capacity? Necessary permission from the society has been taken and the charge on the assets of the society has been created state the No. of members and amount of loan and charge on the assets? Verify the register maintained for the same from the information submitted by the members and comments on them in the audit report. | Society has not taken any loan. Details of loan taken by members not available |
| | 4 | Whether the loans taken by the society or by the members (in respect of government employees from the government / government undertakings) are repaid in time and verify the overdues and comment thereupon. | |
| | 5 | Whether the necessary documents i.e. NOC of the society, mortgage deed, etc. have been executed by the society or members with the financial Institutions or the Government as the case may be. Verify them and comment in audit report. | |
| | 6 | Whether the term and conditions laid down by the Financial Institution / Government have been followed by the society/ member or not? If not, comment in the audit report | |

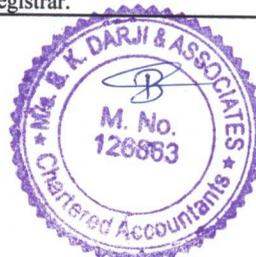


| | | |
|-----|---|-----|
| 7 | Whether the society has maintained loan register with details of sanction, disbursement, repayment, balance and NOC after full repayment. | NA |
| 8 | Whether the society has obtained certificate regarding full payment of loan from concerned government department for release of mortgage? | NA |
| | 3 Land and construction of the buildings | |
| | 3.1 Lands | |
| | a. Whether the land is owned by the society, state YES. No., Area, city survey No. date of purchase, amount of purchase and amount spent on development of land. State the registration number of purchase deed and date. | Yes |
| | b. If the land is taken on lease, state the lessor, lease period, lease rent and amount of lease rent paid so far? Verify agreement for lease, comment on registration, terms and conditions of lease. Whether lease register is maintained or not? Whether tri-party agreement is executed for land originally leased by MHADA, HUDCO, CIDCO or any other such authority and sub leased to society? | N.A |
| | c. If the land belongs to owner and given to development to the developer, state the owner, developer, agreement of development, its terms and conditions and whether sale deeds are made with members by the developer and owner or as per power of attorney. the auditor should verify the documents and comments in his audit report regarding title of land and building. (whether the society has got the conveyance of land and building) | N.A |
| | d) If the society has purchased land, necessary permission for non-agricultural land has been obtained from the competent authority or not? If not comment in audit report. | N.A |
| | 3.2 Constructions | |
| 1 | (a) whether the construction has commenced or not and necessary permissions from local authority have been taken or not ? | N.A |
| | (b) State total number of flats / houses / bungalows / commercial units, out of which are completed, under construction and constructions yet to be commenced. | N.A |
| | (c) whether flats / houses / bungalows / commercial units are allotted to the members? Whether allotment register is maintained or not? Whether any member is remained unallotted ? What action has been taken against such members as per byelaws ? | N.A |
| 2 | whether building has been constructed on contract basis ? Whether the terms and conditions of the contract are followed ? Verify and comment in audit report. | N.A |
| 3 | whether these contracts are sanctioned by competent authority (AGBM) | N.A |
| 4 | whether tenders have been called by publishing in local newspaper with rates? If the tender is allotted to the contractor other than lowest bid, reasons thereof are given in the proceeding of sanction of tender. Verify and comment in audit report. | N.A |
| 5 | whether the amount paid to the contractor on the basis of progress report by architect or not? Whether the running bills and final bill are taken before payment to the contractor. | N.A |
| 6 | On what terms and conditions, an architect was appointed? Whether the appointment is permitted by AGBM? | N.A |
| 7 | Whether there is any breach of terms and conditions by contractors or architects? Give remarks and state financial impact on the society. | N.A |
| 8 | Whether prior to construction, the society has obtained certificates regarding drainage, water supply, roads and sanction to final layout. | N.A |
| 9 | Whether society has obtained completion / occupancy certificate from the local authorities / sanctioning authority? | N.A |
| 10 | Whether any changes has been made to the sanctioned plans, approvals are obtained from the competent authority? If not, comment in audit report. | N.A |
| 11 | Whether buildings and constructions are insured or not? | N.A |
| 4 | Conveyance Deed | |
| 4.1 | Whether constructions are made by builder / developer and sale agreement are executed with members? | NA |
| 4.2 | Whether the land has been transferred to the society by the builder / developer or not? | NA |
| 4.3 | Whether for transfer of land in the name of society, conveyance deed has been executed by the builder / developer or not ? If not, what action has been taken for the conveyance ? | YES |
| 5 | Reconstruction / Redevelopment of building | |
| 5,1 | Whether AGBM has accorded its approval for redevelopment of the building as per byelaws? | YES |
| 5,2 | Whether tenders have been invited for redevelopment ? | YES |
| 5,3 | Whether proposals of redevelopment have been considered by the AGBM with quorum required by byelaws ? | YES |



| | | |
|------|---|---|
| 5,4 | Whether the society has appointed an architect and legal advisor for preparation of redevelopment of plan and scrutiny of tenders received for redevelopment. | YES |
| 5,5 | Whether agreements have been executed between society and architect / legal advisor ? | YES |
| 5,6 | Whether comparative study in terms of financial and technical aspects of all proposals has been made ? | Process not yet completed |
| 5,7 | State the criteria adopted by the board for approval of proposal out of proposals received | Process not yet completed |
| 5,8 | Whether approval of AGBM has been obtained for the final proposal ? | N.A |
| 5,9 | Whether agreement for redevelopment is executed between the society and developer ? Whether the certified copy of the agreement is available with the society ? Give list of other agreements / documents executed between the society and the redeveloper. | N.A |
| 5,10 | Checkup whether any terms and conditions of redevelopment agreements are prejudicial to the interest of the society and its members. If yes, state the same. | N.A |
| 5.1 | Comment upon progress of reconstruction as per the terms of redevelopment agreement. | N.A |
| 5.1 | Whether there is any breach of terms and conditions of the agreement between the redeveloper and society ? If yes, comment upon the same alongwith its financial impact on society and members. | N.A |
| 5.1 | Whether any member of the society is related with the redeveloper in any way and if yes, whether the interest has been disclosed by the said member to the AGBM ? | N.A |
| 5.1 | Whether the progress of construction is as per the schedule given in the redevelopment agreement ? If not, state the action taken by the society. | N.A |
| 5.2 | Whether necessary permissions from local authority have been taken for redevelopment or not ? If not, comment in audit report. | N.A |
| 5.2 | Whether society has obtained completion / occupancy certificate from the local authorities / sanctioning authority? | N.A |
| 5.2 | Whether any changes have been made to the sanctioned plans, approvals are obtained from the competent authority ? If not, comment in audit report. | N.A |
| 5.2 | Whether buildings and constructions are insured or not? | N.A |
| 5.2 | Whether new members are admitted in process of redevelopment ? If yes, whether procedure for admission of membership has been followed or not as per the byelaws ? | N.A |
| 6 | Monthly Contribution for maintainence | |
| 6.1 | Whether the society has decided contribution for maintenance as per byelaws and sanction of AGBM has been taken? | YES |
| 6.2 | Whether the contribution is according to parameters set in the byelaws and as per directions of the Registrar ? | YES |
| 6.3 | Whether any amount of such contribution is outstanding and overdue as per byelaws? State the name of the concerned member and amount. | Refer balance sheet schedule |
| 6.4 | Whether the society has charged and recovered penal interest on the overdue contribution amount. | Yes Interest is charged on members making default / delay in payment |
| 7 | Funds management | |
| 7.1 | Whether the society has provided for sinking fund, repairs and maintenance fund, education and training fund as per byelaws? | Detail of cost of conctruction not available to verify 0.25% or 0.75% collection. There is no change in collection compare to earlier year. |
| 7.2 | Whether rules for utilisation of sinking fund and repairs and maintenance fund have been prepared and approved by the AGBM? | As per byelaws |
| 7.3 | Whether such funds are utilised during the period of audit, necessary permissions have been taken from the competent authority? | As per approval , sinking fund utilised to be reinstated. |
| 7.4 | Whether surplus funds are invested as per Act, Rules and byelaws separately or not? | Funds are in excess of investment |
| 8 | Transfer of Flats / Houses / Bungalows by members. | |
| 8.1 | Whether during the period of audit any transfer of flats / houses / bungalows by members have been taken place? | Yes |
| 8.2 | While transferring the flats / houses / bungalows, provisions of byelaws has been followed? If not, comment in the audit report. | We Relied on Management Confirmation. |
| 8.3 | Whether any premium / donation has been taken by the society for such transfer is within the limit prescribed by the Government / Registrar. | NO |

PLACE : MUMBAI
DATE : 31.07.2025



B. K. Darji
M/s B. K. Darji & Associates
Chartered Accountant

PRUTHVI ENCLAVE CO-OPERATIVE HOUSING SOCIETY LTD

Registration No. : NO. : BOM/W-(R)/HSG/TC/10904 / 2000-2001

Balance Sheet as on 31/03/2025

| As on 31.03.2024 Rs. | Liabilities | As on 31.03.2025 Rs. | As on 31.03.2024 Rs. | Assets | As on 31.03.2025 Rs. |
|-------------------------|---|-------------------------|-------------------------|--|-------------------------|
| 1,00,000.00 | Authorised Share Capital | 1,00,000.00 | 41.00 | Cash & Bank Balances | 2,718.00 |
| 34,750.00 | Authorised Share Capital Issued & Paid Up Capital | 34,500.00 | 19,18,715.42 | Cash in Hand | 88,370.42 |
| | Issued & subscribed share capital | | 70,750.63 | SVC Co-operative Bank Ltd | 2,68,037.23 |
| 60,78,967.00 | Sinking Fund | 50,11,256.00 | 13,440.08 | Mumbai District Central Co-operative Bank Ltd | 66,47,743.88 |
| | (As per Schedule-A) | | 7,127.82 | State Bank of India | 21,452.99 |
| 54,52,805.00 | Major Repair Fund | 57,63,748.00 | 20,10,074.95 | Saraswat Co-op bank Ltd. | 70,28,322.52 |
| | (As per Schedule-B) | | | | |
| 38,76,868.00 | Reserve Fund | 26,31,446.54 | 24,066.00 | Deposits | 40,031.00 |
| | (As per Schedule-C) | | | Electricity | - |
| 32,54,330.00 | Repair & Maintenance Fund | 25,50,381.00 | 2,21,000.00 | - MCGM - Drainage Work | 2,21,000.00 |
| | (As per Schedule-D) | | 2,45,066.00 | MCGM - Water Connection | |
| 40,57,536.00 | Major Repair (Phase 1) Contribution (2023-24) | - | 4,83,916.58 | Fixed Assets | 6,07,498.32 |
| | | | | (As per Schedule- G) | |
| 64,332.00 | Training and Education Fund | 81,132.00 | | Investments | 45,00,655.00 |
| | | | | FD with Mumbai District Central Co-op Bank Ltd | 10,840.00 |
| 54,50,491.00 | Current Liabilities | 1,24,17,491.00 | 57,09,754.00 | FD with Saraswat Co-op. Bank Ltd. | - |
| | (As per Schedule-E) | | | FD with SVC Co-op Bank Ltd | 76,01,291.00 |
| 2,40,124.00 | Provisions | 4,15,124.00 | 82,93,100.00 | FD with State Bank of India | |
| | (As per Schedule-F) | | | (As per Schedule-H) | |
| | | | 1,000.00 | Share of M.D.C.C. Bank | 1,000.00 |
| | | | 100.00 | Shares of Housing Federation | 100.00 |
| | | | 1,55,71,958.00 | Current Assets | 3,53,902.00 |
| | | | | Accrued Interest on Fixed Deposits | 64,22,891.00 |
| | | | | Maintenance Dues From Members | 1,39,525.00 |
| | | | | (As per Schedule-I) | |
| | | | | Deemed Conveyance Contribution Dues From Members | 5,67,371.00 |
| | | | | (As per Schedule-I) | 3,43,380.00 |
| | | | | Major Repair (Phase-1) 2023-24 Dues From Members | 12,765.00 |
| | | | | (As per Schedule-K) | 3,99,697.00 |
| | | | | Income Tax Payments | 50,000.00 |
| | | | | - Nillesh Kamat | |
| | | | | - Supreme N Force - Mobilization Advance | 41,073.00 |
| | | | | - Staff Advance - Sunita Both | |
| | | | | Chanshyamgiri Goswami | |
| | | | | Prepaid Expenses | |
| | | | 87,80,677.00 | | |
| 2,70,91,692.54 | | 2,83,41,341.85 | 2,70,91,692.54 | | 83,30,604.00 |
| | | | | | 2,83,41,341.85 |

AS PER OUR REPORT OF EVEN DATE

For B.K.Darji & Associates

Chartered Accountants



Bhavna Chaubhan

Proprietor

Panel No. 1013315

Place : Mumbai

FOR PRUTHVI ENCLAVE C. H. S. LTD.

MR. AVINASH PADWANKAR
SECRETARY

MR. ANURAG SHARMA
TREASURER

(Handwritten signature)

SCHEDULES FORMING PART OF BALANCE SHEET

| SCHEDULE | PARTICULARS | As on 31.03.2025 Rs. | As on 31.03.2024 Rs. |
|------------------------|---|---------------------------------|---------------------------------|
| A | SINKING FUND | | |
| | Opening Balance | 60,78,967 | 57,37,450 |
| | Add: Contribution During the Year | 1,05,000 | 1,05,000 |
| | Add: Interest Earmarked Transferred | 3,74,844 | 2,36,517 |
| | Less: Amount Utilized - Major Repair work (Supreme N Force, Nilesh Kamat & Spad Design) | (15,47,555) | - |
| | Closing Balance | 50,11,256 | 60,78,967 |
| B | MAJOR REPAIR FUND | | |
| | Opening Balance | 54,52,805 | 50,73,311 |
| | Add: Contribution During the Year | 2,10,000 | 2,10,000 |
| | Add: Amount payable to M/S.Manohar Ent. Write Back | - | - |
| | Add: Interest Earmarked Transferred | 1,00,943 | 1,69,494 |
| | Less: Amount Utilized (Refer Note No. 5 of Schedule-K) | - | - |
| Closing Balance | 57,63,748 | 54,52,805 | |
| C | RESERVE FUND | | |
| | Opening Balance | 38,76,868 | 35,74,916 |
| | Add: Contribution During the Year | 2,400 | 80,200 |
| | Add: MCGM Water Connection Deposit Introduced in Accounts | - | - |
| | Add: Income Tax Recovery on Int.Credit to Other Liability BMC | 1,42,238 | 74,169 |
| | Add: Interest Earmarked Transferred | 28,451 | 1,47,583 |
| | Less: Last Year Loss Recover | (14,18,510) | - |
| Closing Balance | 26,31,447 | 38,76,868 | |
| D | REPAIR & MAINTENANCE FUND | | |
| | Opening Balance | 32,54,330 | 36,15,224 |
| | Add: Contribution During the Year | 3,15,000 | 3,15,000 |
| | Add: Interest Earmarked Transferred | 61,041 | 1,59,106 |
| | Add: Tender Fees | 35,000 | 65,000 |
| | Less: Amount Utilized - Terrace Shed Work | - | (9,00,000) |
| | Less: Amount Utilized - Major Repair work (Supreme N Force, Nilesh Kamat & Spad Desig | (10,56,622) | - |
| | Less: Reimbursement of water - Major Repair Vendor | (58,368) | - |
| Closing Balance | 25,50,381 | 32,54,330 | |
| E | CURRENT LIABILITES | | |
| | Elecon Elevators | 5,390 | 5,640 |
| | Masai Construction | - | 21,033 |
| | Ajay Kanerkar & Associates | 9,000 | - |
| | Narendra Electric Service | - | - |
| | Shivshakti Electric Work | 1,315 | 1,315 |
| | Advance from Members (Refer to below list) | 97,040 | 4,85,767 |
| | Earnest Money Deposit | 50,000 | 50,000 |
| | Repairs Deposit From Members | 80,000 | 80,000 |
| | Electricity Charges Payable | 53,262 | 30,972 |
| | Societies Solution | 15,750 | 15,750 |
| | Audit Fees Payable | 28,000 | 28,000 |
| | Dipak Video Vision | - | 10,000 |
| | Ajay Kharpude | - | 5,750 |
| | Advance from Secretary | - | 3,000 |
| | M.C.G.M.Property Tax (2022-23) | 11,400 | 11,400 |
| | Water Charges Payable | 3,55,429 | 1,93,532 |
| | Modi Reality Developers Pvt. Ltd. | 11,00,000 | - |
| | Mody Fortune LLP | 11,00,000 | - |
| | Rishabraj Developers Pvt. Ltd. | 11,00,000 | - |
| | Sethia Realty | 11,00,000 | - |
| | Sigma Happy Homes LLP | 11,00,000 | - |
| | Sumit Woods LLP | 11,00,000 | - |
| | Nilesh Kamat - Retention Money | 63,824 | - |
| | Supreme VN Force - Retention Money | 24,944 | - |
| | Supreme N Force - Retention Money | 2,00,151 | - |
| | | | |
| | Other Liabilities - MCGM (Shedule - M) | 32,13,360 | 32,13,360 |
| | Accrued Interest on FD-Other Liabilities - MCGM | 16,08,626 | 12,94,972 |
| | | 48,21,986 | 45,08,332 |
| | | | |
| Total | 1,24,17,491 | 54,50,491 | |



ADVANCE FROM MEMBERS

| FLAT NO. | NAME | As on 31.03.2025 Rs. | As on 31.03.2024 Rs. |
|-------------------------------------|---|-------------------------|-------------------------|
| Advance: Maintenance Charges | | | |
| A-102 | MR VIJAY SHRIPAT NAVARE | - | 15,021 |
| A-103 | MR. JAYESH B. CHAUHAN & MRS. NAYANA J. CHAUHAN | - | - |
| A-104 | MR. NITIN GOVIND KENY & MRS. RUPALI N. KENY | - | 4,353 |
| A-201 | MR. ASHOK B. MALKAR/MRS JAGRUTI A. MALKAR | 6,930 | 15,780 |
| A-202 | MR. S.K. SINGH | - | 16,745 |
| A-203 | MRS. RANJANA PATIL | - | 22,636 |
| A-204 | MR. VIPIN SHRIPAL KOTIA | - | - |
| A-302 | MR. PRAVEEN KUMAR | - | 14,446 |
| A-303 | MR. PRAVIN TEJ SINGH | - | 12,921 |
| A-304 | MR. SANTOSH S.PABLE | - | 4,769 |
| A-402 | Mr. PRITAM GEHANI & GUDDI PRITAM GEHANI | - | - |
| A-403 | MR. SURENDRA NATH GUPTA | 6,697 | - |
| A-501 | MR. G.A.SINGH | - | 3,830 |
| A-502 | MRS. RUPA H.SHROFF | - | - |
| A-503 | Ms. KALPANA S. PARAB & Ms.MEGHANA S. PARAB | - | - |
| A-601 | MRS. NISHA MANOHAR ANANDANI | 6,170 | 1,343 |
| A-602 | MR.JITENDRA J. BALSARA | - | 14,054 |
| A-603 | MR. RAJESH J. BALSARA | 10 | - |
| A-702 | MR.SIDDHARTH SAWANT | - | 14,842 |
| A-703 | MR. ROHAN DHOTRE & MR. SUMIT SANJAY DHOTRE | - | - |
| B-101 | MR. NILESH M.VELANKAR | - | 3,825 |
| B-102 | MRS. ANITA S.CHIMADE | 18,768 | 5,417 |
| B-103 | M/S. NEPTUNE MARINE PVT.LTD | - | - |
| B-202 | MR. RAJEEV. M. PANJWANI | - | - |
| B-203 | MR. SUNIL VARPE | - | - |
| B-302 | MR. ASHOK BORKAR | - | 4,755 |
| B-303 | MRS. AAKANSHA BORKAR | - | 4,755 |
| B-304 | MR. RAHUL M.DALVI | - | 3,975 |
| B-401 | MR. P M NEGANDEHI | 2,310 | - |
| B-403 | MRS. ARUNA MANOHAR CHAINANI | 5,177 | 16,457 |
| B-501 | PRAVIN TEJ SINGH & VIDHI SINGH | - | 3,966 |
| B-502 | MR. AJAY M. ACHARYA | - | 90 |
| B-503 | MR. AJIT SHANKAR RAUT & ASMITA AJIT RAUT | - | - |
| B-504 | MR. S.S.SAWANT | - | 5,962 |
| B-602 | MR. HARISH SANJALIA | 1,905 | - |
| B-603 | MR. SUKALPO BANERJEE | 1,873 | - |
| B-701 | MR. A.A. TEJPAL | 4,948 | 14,108 |
| B-702 | MR. A.A.TEJPAL | 4,876 | 23,756 |
| B-703 | MR. K.S.SITUT | - | - |
| C-102 | MR. Y.R.MALEKAR | - | - |
| C-103 | MR.PRAKASH G. LOWARE | - | 14,591 |
| C-202 | MR. S.B.KADAM | - | 14,791 |
| C-203 | MR. ASHOK KINI | 7,593 | 4,717 |
| C-301 | MR. DIVAKAR ALVA | - | 12,351 |
| C-302 | MRS. SNEHAL S.PATIL | - | - |
| C-303 | MR. P.BANJAN | - | 15,494 |
| C-402 | MR. MAHESH, MRS. KANTA AND SHUBHAM M. MAHINDRAKAR | 20 | 15 |
| C-403 | MR. SANJAY DHOTRE | - | - |
| C-404 | MRS. JAYA PRAKASH KEWLANI | - | 3,970 |
| C-502 | MR. L. DHILLON | - | - |
| C-503 | MR. MANJAPPA L. MOOLYA | - | - |
| C-601 | MR. S.IYER | - | 4,215 |
| C-602 | MR. P.S.VAZE | - | - |
| C-603 | MR. DEVARAJ G. GOWDA | - | - |
| C-604 | MR. PRAKASH S. DANDEKAR | - | - |
| C-701 | MR. SATISH G. CHATURVEDI | - | 4,966 |
| C-702 | MRS. SUDHA VIJAY DESAI | - | - |
| C-703 | MRS. SAREETA AMARJEET AMIN & MR. AMARJEET SURENDRA AMIN | 11,743 | 36,883 |
| C-704 | MR. MAHIPAL BAGRI | - | 2,511 |
| D-102 | MR. BHADRESH HARGOVIND MISTRY | - | - |
| D-103 | MR. KRISHNA J. CHOUHAN | - | - |
| D-104 | MR.BHAVANJI RAMJI DEDHIA | - | - |
| D-202 | MRS. DINA MAHESH CHHATBAR | - | 6,949 |
| D-203 | MRS. ANGELA J.D'LIMA | - | 51 |
| D-302 | MR. JATINKUMAR S. SANGHADIA & MISS. NEHAL S. | - | - |
| D-303 | MRS. D.S.SANGHADIA | - | - |
| D-401 | MR. IQBAL IBRAHIM KAPDI | - | - |
| D-402 | MR. S.P.MISTRY | - | - |
| D-403 | MR. JAYSHIL CHHATBAR | - | 6,848 |
| D-404 | MRS. VIDYA A. PADWANKAR & MR. AVINASH P. PADWANKAR | 296 | - |
| D-503 | MR. SANDEEP D. SATPUTE | - | 3,912 |
| D-602 | MR. KAMLESH GALA | - | 30 |
| D-604 | MR. MOHINISH NIRANKARI | 46 | - |
| D-701 | MR. KETAN VAIDYA | - | 11,955 |
| E-101 | MR. S. RAMAKRISHNAN | - | 4,150 |
| E-102 | MR. ISHWAR K. CHAMPANERI | - | 24,780 |
| E-103 | MRS. MANDA SHIVAJI MORDE | - | 14,560 |
| E-104 | MR. MELVIN LEWIS | - | 4,354 |
| E-201 | MRS. ASHA B. KANDALKAR | - | 1,723 |
| E-202 | MR. P.M.VYAS | - | - |
| E-203 | MR. U.B.SINGH | - | 14,514 |
| E-301 | Mrs. MANJULA MAHENDRA KOTAK & Mr. VINAY MAHENDRA KOTAK | - | 4,008 |
| E-302 | MR. PARESH N. KADAM | - | - |
| E-303 | MR. P. N. BHOIR | 38 | - |
| E-304 | MR. ABHISHEK ASHOK MALKAR / MRS. TRUPTI A. MALKAR | 703 | 15,210 |
| E-401 | MR. ASHOK ANNAMALAI & MRS. LEENA H. SATAM | - | 622 |
| E-402 | MR. MADHUKAR DALVI | 5,847 | 1,727 |
| E-404 | MRS. KANKANA MAITRA | 7,458 | 24,418 |
| E-602 | MRS. MADHAVI M.GANDHI | - | 675 |
| E-603 | MRS. GEETA A.DUBEY | - | - |
| E-604 | MRS. MANSI DALVI | 3,632 | 2,971 |
| TOTAL | | 97,040 | 4,85,767 |



| F | PROVISIONS | | |
|---|------------|----------|----------|
| | Income Tax | 4,15,124 | 2,40,124 |
| | Total | 4,15,124 | 2,40,124 |

| DEEMED CONVEYANCE CONTRIBUTION DUES FROM MEMBERS | | | | |
|--|--|-------------------------|-------------------------|--|
| FLAT NO. | NAME | As on 31.03.2025 Rs. | As on 31.03.2024 Rs. | |
| A-101 | MRS. LEELA M. CHAWARE | 30,328 | 27,592 | |
| B-104 | MR. SATISH C. SHINDE | 30,328 | 27,592 | |
| C-104 | MRS. PARVATI MANGLYA CHAVARE | 30,328 | 27,592 | |
| D-102 | MR. BHADRESH HARGOVIND MISTRY | 17,328 | 27,592 | |
| D-201 | MR. BHARAT D. CHAWLA | - | 27,592 | |
| D-602 | MR. HARESH L. GALA & MR. KAMLESH L. GALA | - | 27,592 | |
| E-403 | MR. GIRISH D. JOSHI | 885 | 808 | |
| E-703 | MR. A. A. ADHAV | 30,328 | 27,592 | |
| TOTAL | | 1,39,525 | 1,93,952 | |

| MAJOR REPAIR (PHASE 1) CONTRIBUTION 2024-25 DUE FROM MEMBERS | | | | |
|--|--|-------------------------|-------------------------|--|
| FLAT NO. | NAME | As on 31.03.2025 Rs. | As on 31.03.2024 Rs. | |
| A-101 | MRS. LEELA M. CHAWARE | 39,317 | 34,418 | |
| A-103 | MR. JAYESH B. CHAUHAN & MRS. NAYANA J. CHAUHAN | 27,232 | 24,133 | |
| A-201 | MR. ASHOK B. MALKAR/MRS. JAGRUTI A. MALKAR | - | 34,418 | |
| A-204 | MR. VIPIN SHRIPAL KOTIA | 3 | 1,718 | |
| A-301 | MR. SHASHIKANT S. PAWAR | 39,317 | 34,418 | |
| A-401 | MR. PRITAM GEHANI | - | 34,418 | |
| A-402 | Mr. PRITAM GEHANI & GUDDI PRITAM GEHANI | - | 24,133 | |
| A-403 | MR. SURENDRA NATH GUPTA | - | 24,133 | |
| A-404 | MR. SHRIKANT SINGH & MRS. KAMALA S. SINGH | - | 1,577 | |
| A-502 | MRS. RUPA H. SHROFF | - | 24,133 | |
| A-503 | Ms. KALPANA S. PARAB & Ms. MEGHANA S. PARAB | - | 24,133 | |
| A-504 | MR. DINESH A. CHOKSEY | - | 34,418 | |
| A-601 | MRS. NISHA MANOHAR ANANDANI | - | 34,418 | |
| A-603 | MR. RAJESH J. BALSARA | - | 15,957 | |
| A-604 | MR. RAJENDRA SADANAND RASAL | - | 34,418 | |
| A-701 | MR. FRANKLIN COUTINHO | 7,711 | 34,418 | |
| A-704 | MR. AMIT BITHALESH CHATURVEDI & MRS. ARTI A. CHATURVEDI | - | 34,418 | |
| B-102 | MRS. ANITA S. CHIMADE | - | 16,211 | |
| B-103 | M/S. NEPTUNE MARINE PVT. LTD. | - | 15,960 | |
| B-104 | MR. SATISH C. SHINDE | 39,317 | 34,418 | |
| B-201 | MR. M.M. SATPUTE | - | 18,207 | |
| B-203 | MR. SUNIL VARPE | - | 24,133 | |
| B-204 | MR. J. MAZUMDAR | - | 2,004 | |
| B-301 | MR. DEVEN BHUPATRAI MEWAD & MRS. VIMALA BHUPAT MEWADA | - | 34,418 | |
| B-401 | MR. HITESH NEGANDHI & MRS. TEJAL NEGANDHI | - | 34,418 | |
| B-402 | MR. BITTHALESH MATHURANATH CHURVEDI | - | 24,133 | |
| B-404 | MR. RAM SIMRO KALRA | - | 34,418 | |
| B-502 | MR. AJAY M. ACHARYA | - | 24,133 | |
| B-503 | MR. AJIT SHANKAR RAUT & ASMITA AJIT RAUT | - | 24,133 | |
| B-601 | MR. SHANTANU SEN | - | 1,575 | |
| B-602 | MR. HARISH V. SANJALIA & GEETA H. SANJALIA | - | 24,133 | |
| B-603 | MR. SUKALPO BANERJEE | - | 24,133 | |
| B-604 | MR. ANURAG SHARMA | - | 9,906 | |
| B-703 | MR. K.S. SITUT | - | 7,782 | |
| B-704 | MR. K.S. SITUT | - | 18,067 | |
| C-101 | MR. SANTOSH V. KHATALE | 39,317 | 34,418 | |
| C-102 | MR. Y.R. MALEKAR | - | 24,133 | |
| C-104 | MRS. PARVATI MANGLYA CHAVARE | 39,317 | 34,418 | |
| C-201 | MR. KAILASHKUMAR RAMESHWAR JOSHI | - | 1,716 | |
| C-203 | MR. ASHOK KINI | 27,232 | 24,133 | |
| C-204 | MR. MILIND H. SATAM | 1,128 | 34,418 | |
| C-301 | MR. DIVAKAR ALVA | 39,317 | 34,418 | |
| C-302 | MRS. SNEHAL S. PATIL | - | 11,036 | |
| C-304 | MR. RAVIRAJ KOTIAN | - | 34,418 | |
| C-401 | MR. LAKHDEV S. DHILLON | - | 34,418 | |
| C-402 | Mr. MAHESH & Mrs. KANTA & MR. SHUBHAM M. MAHINDRAKAR | - | 24,133 | |
| C-501 | MR. L.S. DHILLON | - | 34,418 | |
| C-502 | MR. L. DHILLON | - | 24,133 | |
| C-503 | MR. MANJAPPA L. MOOLYA | - | 24,133 | |
| C-504 | MRS. RENUKA J. KAPADIA | - | 34,418 | |
| C-603 | Mr. VINOD SONABACHA SINGH & MRS. INDU VINOD SINGH | - | 24,133 | |
| C-604 | MR. PRAKASH S. DANDEKAR | 39,317 | 34,418 | |
| C-702 | Mr. CHUNILAL K. CHOUDHARY & Mrs. SONI C. CHOUDHARY | 27,232 | 24,133 | |
| C-704 | MR. MAHIPAL BAGRI | 39,317 | 34,418 | |
| D-101 | MRS. P.J. THAKKAR | - | 34,418 | |
| D-102 | MR. BHADRESH HARGOVIND MISTRY | - | 24,133 | |
| D-103 | MR. KRISHNA J. CHOUHAN | - | 7,641 | |
| D-104 | MR. HITEN BHAVANJI DEDHIA | - | 9,750 | |
| D-201 | MR. BHARAT D. CHAWLA | - | 34,418 | |
| D-204 | MR. MAHESH CHHATBAR | - | 1,574 | |
| D-301 | MR. VINOD SANJEEVA KOTIAN | - | 34,418 | |
| D-302 | MR. JATINKUMAR S. SANGHADIA & MISS. NEHAL S. SANGHADIA | - | 24,133 | |
| D-303 | MRS. D.S. SANGHADIA | - | 24,133 | |
| D-304 | MR. KALPANA SURESH PAWAR | - | 34,418 | |
| D-401 | MR. IQBAL IBRAHIM KAPDI | - | 34,418 | |
| D-402 | MR. S.P. MISTRY | - | 24,133 | |
| D-404 | Mrs. Vidya A. Padwankar & Mr. Avinash P. Padwankar | - | 9,901 | |
| D-501 | MR. D.R. MISTRY | - | 34,418 | |
| D-503 | MR. SANDEEP D. SATPUTE | - | 24,133 | |
| D-504 | MRS. VISHAKHA V. MADAV | - | 34,418 | |
| D-601 | MR. RAMESHCHANDRA R. MISTRY | - | 34,418 | |
| D-602 | MR. HARESH LAXMICHAND GALA & MR. KAMLESH LAXMICHAND GALA | 13,000 | 24,133 | |
| D-603 | MR. PARESH CHATURVEDI | 27,232 | 24,133 | |
| D-604 | MR. MOHINISH NIRANKARI | 1,728 | 34,418 | |
| D-701 | MR. KETAN VAIDYA | - | 143 | |
| D-702 | Mr. Bhavin Arvind Busa & Mrs. Mili Bhavin Busa | 373 | 24,133 | |
| D-703 | MR. BHAVIN BUSA | 373 | 24,133 | |
| D-704 | MR. SANJEEV K. CHATURVEDI | 29,317 | 34,418 | |
| E-201 | MRS. ASHA B. KANDALKAR | - | 9,891 | |
| E-202 | MR. P.M. VYAS | - | 15,957 | |
| E-204 | MRS. ROMA BENHUR D'SOUZA | - | 34,418 | |
| E-302 | MR. PARESH N. KADAM | 27,232 | 24,133 | |
| E-303 | MR. P. N. BHOIR | - | 24,133 | |
| E-304 | MR. ABHISHEK ASHOK MALKAR / MRS. TRUPTI A. MALKAR | - | 34,418 | |
| E-401 | Mr. Ashok Kumar Annamalai & Mrs. Leena Harishchandra Satam | - | 1,153 | |
| E-403 | MR. GIRISH D. JOSHI | - | 24,133 | |
| E-501 | MR. SANJEEV N. PATIL & OTHERS | - | 872 | |
| E-502 | MR. P.A. SHETTY | 17,905 | 15,957 | |
| E-503 | MR. K.A. SHETTY | 17,905 | 15,957 | |
| E-504 | MR. I.A. SHETTY | - | 872 | |
| E-601 | MR. ASHIT J. SHETH | - | 1,603 | |
| E-603 | MRS. GEETA A. DUBEY | - | 7,797 | |
| E-604 | MRS. MANSI M. DALVI / MR. MADHUKAR H. DALVI | - | 9,750 | |
| E-701 | MRS. JASHVANTI N. CHHATBAR | - | 1,574 | |
| E-702 | MRS. USHA M. ACHARYA | - | 24,133 | |
| E-703 | MR. A. A. ADHAV | 27,232 | 24,133 | |
| E-704 | MRS. RUPA H. SHROFF | - | 34,418 | |
| TOTAL | | 5,67,371 | 22,43,412 | |



PRUTHVI ENCLAVE CO-OP HSG. SOC.LTD.
FINANCIAL YEAR 2024-25

SCHEDULE " G "

FIXED ASSETS

| Sr. No. | NAME OF ASSETS | Rate | Opening Balance As On 01.04.2024 | Addition During Year | Deductions During Year | Total | Depreciation During The Year | Closing Balance As On 31.03.2025 |
|---------|-------------------------|------|----------------------------------|----------------------|------------------------|--------------------|------------------------------|----------------------------------|
| 1) | Office Premises | 0% | 46,752.99 | - | - | 46,752.99 | - | 46,752.99 |
| 2) | Security Cabins | 10% | 43,307.66 | - | - | 43,307.66 | 4,330.77 | 38,976.89 |
| 3) | Furniture & fixtures | 10% | 20,883.51 | 10,600.00 | - | 31,483.51 | 2,094.16 | 29,389.35 |
| 4) | CCTV System | 15% | 1,03,126.86 | 23,999.00 | - | 1,27,125.86 | 18,171.38 | 1,08,954.48 |
| 5) | Fogging Machine | 15% | 3,109.60 | - | - | 3,109.60 | 466.44 | 2,643.16 |
| 6) | Water Pump/ Automation | 15% | 70,895.06 | 22,300.00 | - | 93,195.06 | 13,841.79 | 79,353.27 |
| 7) | Water Meter | 15% | 17,342.17 | 19,000.00 | - | 36,342.17 | 5,318.59 | 31,023.58 |
| 8) | Computer/ Printer | 40% | 27,741.61 | 44,550.00 | - | 72,291.61 | 17,492.32 | 54,799.29 |
| 9) | Street Light Fittings | 15% | 82,660.99 | - | - | 82,660.99 | 12,399.15 | 70,261.84 |
| 10) | Staircase Railings | 15% | 44,558.33 | - | - | 44,558.33 | 6,683.75 | 37,874.58 |
| 11) | Biometric Access System | 15% | 23,537.51 | 9,250.00 | - | 32,787.51 | 4,397.34 | 28,390.17 |
| 12) | Air Conditioner | 15% | - | 27,950.00 | - | 27,950.00 | 3,101.30 | 24,848.70 |
| 13) | Speaker | 15% | - | 60,998.00 | - | 60,998.00 | 6,768.27 | 54,229.73 |
| | TOTAL | | 4,83,916.29 | 2,18,647.00 | | 7,02,563.29 | 95,065.26 | 6,07,498.32 |
| | PREVIOUS YEAR | | 4,61,749.33 | 1,08,116.00 | | 5,69,865.33 | 85,948.75 | 4,83,916.58 |



PRUTHVI ENCLAVE CO-OP HSG. SOC LTD.

SCHEDULE "H" FORMING PART OF BALANCE SHEET

Fixed Deposits With Banks

Mumbai District Co-op Bank

| F.D no. | Amount of Fixed Deposit | Date | Tenure | Rate % | Maturiy Month | Maturity Amount | Maturiy Date | Accured interest 31.03.25 |
|----------|-------------------------|------------|-----------|--------|---------------|------------------|--------------|---------------------------|
| 54/8859 | 1,39,925 | 17.03.2025 | 12 Months | 7.70% | Mar-26 | 1,51,014 | 17.03.2026 | 398 |
| 55/553 | 3,89,062 | 20-11-2024 | 12 Months | 7.70% | Nov-25 | 4,19,896 | 20.11.2025 | 9,851 |
| 14/709 | 1,70,269 | 14-09-2024 | 12 Months | 7.25% | Sep-24 | 1,70,269 | 14.09.2025 | - |
| 14/710 | 1,65,815 | 15-09-2024 | 12 Months | 7.25% | Sep-24 | 1,65,815 | 15.09.2025 | - |
| 14/711 | 1,38,832 | 15-09-2024 | 12 Months | 7.25% | Sep-24 | 1,38,832 | 15.09.2025 | - |
| 14/712 | 1,83,748 | 15-09-2024 | 12 Months | 7.25% | Sep-24 | 1,83,748 | 15.09.2025 | - |
| 14/729 | 1,94,084 | 24-09-2024 | 12 Months | 7.25% | Sep-24 | 1,94,084 | 24.09.2025 | - |
| 54/7342 | 2,44,278 | 11-09-2024 | 12 Months | 7.25% | Sep-24 | 2,62,475 | 11.09.2025 | 8,936 |
| 54/7371 | 1,82,416 | 28-09-2024 | 12 Months | 7.25% | Sep-24 | 1,96,005 | 28.09.2025 | 6,210 |
| RSS/7547 | 3,51,480 | 20-11-2024 | 12 Months | 7.70% | Nov-25 | 3,79,335 | 20.11.2025 | 8,901 |
| 54/7548 | 4,03,768 | 20-11-2024 | 12 Months | 7.70% | Nov-25 | 4,35,767 | 20.11.2025 | 10,224 |
| 54/7550 | 4,23,018 | 20-11-2024 | 12 Months | 7.70% | Nov-25 | 4,56,543 | 20.11.2025 | 10,712 |
| 54/7633 | 1,73,804 | 21-12-2024 | 12 Months | 7.70% | Dec-25 | 1,87,578 | 21.12.2025 | 3,381 |
| 54/7634 | 3,86,522 | 23-12-2024 | 12 Months | 7.70% | Dec-25 | 4,17,155 | 23.12.2025 | 7,369 |
| 54/7699 | 3,72,611 | 09.01.2025 | 12 Months | 7.70% | Jan-26 | 4,02,141 | 09.01.2026 | 5,929 |
| 54/7812 | 1,61,479 | 14.02.2025 | 12 Months | 7.70% | Feb-26 | 1,74,277 | 14.02.2026 | 1,392 |
| 54/7919 | 1,51,143 | 07.03.2025 | 12 Months | 7.70% | Mar-26 | 1,63,121 | 07.03.2026 | 717 |
| 54/8676 | 2,68,401 | 30-09-2024 | 12 Months | 7.25% | Sep-23 | 2,88,396 | 30.09.2025 | 8,876 |
| | 45,00,655 | | | | | 47,86,451 | | 82,896 |

Saraswat Co-op Bank

| F.D no. | Amount of Fixed Deposit | Date | Tenure | Rate % | Maturiy Month | Maturity Amount | Maturiy Date | Accured interest 31.03.25 |
|--------------|-------------------------|------------|-----------|--------|---------------|-----------------|--------------|---------------------------|
| TD0000438398 | 10,840 | 06-09-2024 | 17 Months | 7.15% | Sep-24 | 10,840 | 06.02.2026 | - |
| | 10,840 | | | | | 10,840 | | - |

SBI

| F.D no. | Amount of Fixed Deposit | Date | Tenure | Rate % | Maturiy Month | Maturity Amount | Maturiy Date | Accured interest 31.03.25 |
|-------------|-------------------------|------------|-----------|--------|---------------|------------------|--------------|---------------------------|
| 39556301597 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 39556302217 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 39556303550 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 39556378764 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 39556379553 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 39556380218 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 39556380762 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 39556405291 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 39556405643 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 39556405869 | 6,10,446 | 06-08-2024 | 1 Year | 6.80% | Aug-25 | 6,53,027 | 06.08.2025 | 24,699 |
| 42411199029 | 10,68,058 | 04.12.2024 | 13 Months | 6.80% | Jan-26 | 11,49,158 | 04.01.2026 | 21,399 |
| 42636639066 | 4,28,773 | 26.02.2025 | 400 Days | 7.10% | Apr-26 | 4,63,168 | 02.04.2026 | 2,617 |
| | 76,01,291 | | | | | 81,42,596 | | 2,71,006 |

| | | | | | | | | |
|--------------------|--------------------|--|--|--|--|--------------------|----------|-----------------|
| Grand Total | 1,21,12,786 | | | | | 1,29,39,887 | - | 3,53,902 |
|--------------------|--------------------|--|--|--|--|--------------------|----------|-----------------|



SCHEDULE – L

SIGNIFICANT ACCOUNTING POLICIES

(A) Basis of Preparation of Financial Statements

- (i) The financial statements have been prepared under the historical cost convention in accordance with the Generally Accepted Accounting Principles (GAAP), and materially comply with the mandatory accounting standards issued by the Institute of Chartered Accountants of India (ICAI) and the provisions of the Maharashtra Co-operative Societies Act, as adopted consistently by the Society. The same are prepared on a going concern basis.
- (ii) The Society generally follows mercantile system of accounting and recognizes significant items of income and expenditure on accrual basis.

(B) Fixed Assets and Depreciation

- (i) Fixed Assets are stated at cost less accumulated depreciation.
- (ii) Depreciation on Fixed Assets is provided on written down value. The rate of depreciation has been considered as per the Income Tax Act, 1961.

| Particulars | Rate of Depreciation |
|------------------------|-----------------------------|
| Furniture & Fixtures | 10% |
| Computers and Software | 40% |
| Plant & Machinery | 15% |
| Premises | 10% |

(C) Investments

Investments are stated at the cost of acquisition and accrued interest thereon



SCHEDULE- M

NOTES TO ACCOUNTS

1. Balances of Advances and Current Liabilities are subject to confirmation.
2. Previous year's figures have been regrouped / re-casted wherever necessary to conform to current year's classification.
3. a) As on review date, society building do not have Occupancy Certificate (OC). Total amount payable to MCGM to procure Occupancy Certificate has not yet been ascertained. As per discussion with Treasurer, an amount of Rs.32,13,360/- appearing as Other Liabilities-MCGM in the Balance Sheet as on 31.03.2025 (Balance as on 31.03.2024: Rs. 32,13,360/-) is part payment received from the Builder to make payment to the MCGM towards Occupancy Certificate.
b) Interest on investment against funds payable towards OC is credited and shown under current liabilities. Total Interest accumulated interest till 31.03.2025 of Rs. 12,94,972/- have been shown under Current Liabilities in the Balance Sheet as on 31.03.2024. During the year Income Tax of Rs. 1,42,238/- on this interest has been transferred to reserve fund by reducing the liability. Management has arrived value of Rs. 1,42,238/- by considering interest income of Rs. 4,55,982/- on investment with SBI bank is towards this fund and Income Tax @ 31.2%. This is subject to confirmation.
4. Funds utilized for following expenditure during the year.
A) Major repair expenses of Rs. 66,61,713/- incurred on structural repairs of society building. Rs. 40,57,536/- has been utilized from special fund collected for this expense, Rs. 15,47,555/- utilized from sinking fund and balance from reserve fund.
B) As per General body approval, committee is advised to reinstate sinking fund utilized for major repair expenses.
5. Expenses towards Electricity and Water: Balance of Rs. 58368/- credited as reimbursement towards electricity and water from major repair vendor is based on invoices raised by major repair vendors depicting discount of 1% towards utilization of electricity and water from the society.
6. Security deposit with Electricity company is reinstated based on deposit value reflected on March month Electricity bill by reducing electricity expenses to that extent.
7. Social and Cultural expenses are net of advertisement income received from non-members.
8. Transfer charges are recognized as when received from members.

