

B-2/0:2. Ekta Co. op. Hsg. Soc. Ltd, Sector-9, Koparkhairane, Navi Mumbai - 400 709.

ANIL BHAI CHANDRA PAITHI
B.Com. G.D.C. & A.
CERTIFIED PASTEL AUDITOR

Date: 30th July, 2025.

AUDIT MEMO

Name of the Society : OMKAR CO-OPERATIVE, HOUSING SOCIETY LTD.
Address : Plot No.9, Sector-22, Koparkhairane, Navi Mumbai -400 709
Registration No & Date : NBOM/CIDCO/HSG (OI)/481/ITR/1996-97 Dt.13.12.1996
Name of the Auditor : Anil B. Paithi, Govt. Certified Auditor,
Period of the Audit : 01.04.2024 to 31.03.2025.
Audit Commenced on : 24.07.2025
Audit Completed on : 27.07.2025
Audit memo was submitted : 30.07.2025
Audit Classification : "C"
No. of Members : 74

PART 'A'

Accounting of the Omkar Co. Op. Housing Society Ltd., have been audited for the period 01.04.2024 to 31.03.2025 as per Section 81 (1) (b) of the MSC Act, 1960 and due resolution passed by the Society.

The audit has been conducted from the record produced and oral as well as written information produced and given by the officials of the Society. The financial statement duly certified, subject to the remarks are attached herewith which shows financial position of the Society.

Meetings:

1. The Annual General Body Meeting was held on 29/09/2024.
2. The Special General Body Meeting was held on 24/11/2024 & 02/02/2025
3. 14 Meeting of Managing Committees were held during the audit period.



Managing Committee As on 31.03.2025

Chairman : Mr. Avinash Sarode

Secretary : Mr. Vinayak Mahare

Treasurer : Mr. Nishant Lal Sahal

Membership:

There is 2 Building consisting of 74 members. Members Register in "F" Form under Rule 32 and 65(i) and Members list in "J" Form under Rule 33 of the M.C.S. Rules 1961 are maintained.

Adoption of New Model Byelaw.

Society need to be adopt new model Byelaw

Building Insurance:

Buildings have been insured.

FUND & INVESTMENT-as on 31.03.2025

Share Money Rs. 18,500/-

Reserve Fund Rs. 1,05,608/-

Sinking Fund Rs. 16, 41,576/-

F.D.with MSC Bank (Sinking Fund) Rs.3, 40,066/-

F.D.with BOB Bank (Sinking Fund) Rs.11, 68,857/-

Share Money with BOB Rs.19,937/-

For Anil B.Patil

Certified Auditor



Anil B.Patil

Empanel No.B-2 / 10575

Dated: 30th July, 2025.



PART 'B'

BALANCE SHEET AS ON 31ST MARCH 2025.

PAID UP SHARE CAPITAL Rs. 18, 500/-
370 Ordinary Shares of Rs.50/- each fully paid.

RESERVE & SURPLUS: Rs. 1, 05,608/-
Reserve Fund includes Entrance Fees, Transfer Charges Rs.1,05,608/-

SINKING FUND: Rs.16, 41,570/-,

CURRENT LIABILITIES & PROVISIONS: Rs.3, 02,966.00
Accounting Charges Rs.20, 000/-, Audit Fees Rs.8, 000/-, Education & Training charges Rs.53, 949/-
Water Charges Rs.20, 772/-, Electricity Charges Rs.16, 735/-, Security Salary Rs.36, 000/-, Salary &
Wages Rs.14, 000/-, Renovation Deposit Rs.10,500/-, 10% Retention Money Rs.9, 521.00, Advance
from Members Rs.30, 948/- & Mayur Entp.Rs.82, 481/-

INCOME & EXPENDITURE A/C Rs.7, 61,502.31
There is Opening Surplus of Rs. 6, 33,952.20 Less E-2/2-4 Op.balance write off Rs.4 ,500.00 & Less :
Tds on F.D.Interest F.Y.2023-24 write off Rs.1, 449.00 Add Surplus during the year Rs.1, 33,499.11
Net closing Surplus is Rs.7, 61,502.31

INVESTMENT:
F.D.with MSC Bank (Sinking Fund) Rs.3, 40,066/-
F.D.with BOB Bank (Sinking Fund) Rs.11, 68,857/-

CASH & BANK BALANCE:
Cash Balance Rs.285.00 I have relied on the figure stated & certified by Secretary & Treasurer.
Bank Balance Rs.5, 09,636.31 MSC Bank Rs.24, 714.22, BOB A/C No.32970100008264 (Repair Fund)
2, 56,348.00 & BOB A/C No. Rs. 2, 28,574.09 Balance Tally
with Cash Book & Bank Pass Book subject to reconciliation of statement

FIXED ASSETS:-
This is as per Balance sheet. ANNEXURE-D Rs.3, 34,229/-
RECEIVABLE & ADVANCE FROM MEMBERS:-
This is as per Balance sheet. ANNEXURE-C Rs.4, 44,787/-& Advance from Members Rs.30, 948/-(Annexure-
E)

AUDIT CLASSIFICATION:
After considering above point, the Society is awarded "C" Audit Class for the Co. Op. year 2024-25.
I express my thanks to Managing Committee for extending their co-operation.



PART 'C'

Transaction involving infringement of the provision of the Act, Rules & Bye laws.

1. The receivables and advances received from the members are subject to reconciliation and confirmation. Arrears due from members should be recovered at the earliest. Also legal steps should be taken for outstanding dues for more than three months.
2. It is observed that the Nomination forms are not collected from few members. It is suggested to collect the same from the remaining members at the earliest and record in the Nomination Register.
3. Expenses incurred is approved and sanctioned by the managing committee members of the society.
4. The Society should prepare Annual Budget every year and it should be get it approved in the Annual General Meeting.
5. The society has not insured its buildings against natural calamities and risks.
6. Following statutory register as prescribed by the provisions of the Maharashtra State Co-operative Societies Act 1960 has been updated.
 - Property register
 - Sinking fund register
 - Investment register
 - Nomination register
7. As per MCS Act, 1960, Section 24/A (Government GR No.2640/2016 Dated 16/07/2016), Society members not attend any educational seminar under **Educational Training Program**.
8. The Society is required to adopt **Modern Revised Bye-laws of 2014**, since it is mandatory in the part of society.
9. The Society will prepare draft of audit rectification reports on the objection raised and suggestion made in the form 'O' should be submitted within **three months** from the date of Audit Report prescribed under Rule 73 of the Rule.

Dr Anil B.Patil
Certified Auditor



Anil B.Patil
EmpANEL No.B-2 / 10575

Dated: 30th July, 2025.