



अशियाना

को-ऑपरेटिव्ह हाऊसिंग सोसायटी ली.

नोंदणी क्रमांक :

N.B.O.M./CIDCO/HSG.(TC)/10786/D.R.2025-26



२रा वार्षिक अहवाल

वर्ष 2025 - 26



पारदर्शकता



सहकार्य



विकास



सुरक्षित भविष्य

ASHIANA CO-OPERATIVE HOUSING SOCIETY LTD.

Regn. No.: N.B.O.M/CIDCO/HSG(T.C)10786/DR

NOTICE OF 2nd ANNUAL GENERAL BODY MEETING (AGM)

Notice is hereby given that the 2nd Annual General Body Meeting (AGM) of the members of Ashiana Co-operative Housing Society Ltd. will be held as per the following schedule:

Date: Sunday, 14 June 2026

Time: 3:30 P.M.

Venue: Society Office

AGENDA FOR THE AGM

1. To pay condolences to the members who passed away during the year.
2. To read and confirm the minutes of the First Annual General Body Meeting held on 14/09/2025
3. To consider and adopt the Secretary's Annual Report for the year 2025–2026.
4. To consider and adopt the Audited Financial Statements for the year ended 31 March 2026, including:
 - a) Financial Statement of Ashiana Apartment Owners Association for the period from 01 April 2025 to 30 September 2025.
 - b) Financial Statement of Ashiana Co-operative Housing Society Ltd. for the period from 01 October 2025 to 31 March 2026.
 - c) Balance Sheet.
 - d) Income & Expenditure Account.
5. To consider and adopt the Statutory Auditor's Report.
6. To appoint the Statutory Auditor for the financial year 2026–2027 and to fix their remuneration.
7. To approve the Budget for the financial year 2026–2027 and to approve the transfer to Reserves & Surplus as recommended by the Managing Committee.
8. To consider the status of Society Redevelopment and to authorize the Managing Committee to take necessary steps as per Government Guidelines issued under Section 79A.
9. To review the maintenance charges and approve revisions, if any.
10. To consider applications for Membership, Associate Membership, Transfer, and Inclusion/Admission of newly applied members in the Society records, if any.
11. To transact any other matter with the permission of the Chair.

NOTES / INSTRUCTIONS

1. If any member has any query regarding the Accounts, Audit Report, or AGM Agenda, the same should be submitted in writing to the Society Office on or before 11 June 2026 up to 8.00 P.M.
2. Account Books, Audit Report, and Vouchers will be available for inspection in the Society Office from 05 June 2026 to 11 June 2026 between 7.00 P.M. and 8.00 P.M.
3. Only Bonafide Members or duly authorized Associate Members (where permitted under law and Bye-laws) shall be entitled to attend and vote.
4. Members are requested to clear outstanding dues, if any.
5. Proxy is not permitted unless specifically allowed by law.
6. If the required quorum is not present within half an hour of the scheduled time, the meeting shall stand adjourned for 30 minutes and thereafter the adjourned meeting shall be conducted with the members present, irrespective of the quorum, as per the provisions of the Maharashtra Co-operative Societies Act, 1960, Rules, and Bye-laws of the Society.

Date: 30 / 05 / 2026

Place: Airoli, Navi Mumbai

Hon. Secretary

Sanjay.Dhumal

Ashiana Co-operative Housing Society Ltd.

अशियाना को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.

नोंदणी क्र.: N.B.O.M/CIDCO/HSG(T.C)10786/DR

द्वितीय वार्षिक सर्वसाधारण सभेची सूचना

अशियाना को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि. ची द्वितीय वार्षिक सर्वसाधारण सभा खालीलप्रमाणे आयोजित करण्यात आलेली आहे याची सर्व सभासदांनी कृपया नोंद घ्यावी.

दिनांक: रविवार, दि. 14 जून 2026

वेळ: दुपारी 3:30 वा.

स्थळ: सोसायटी कार्यालय

सभेचा अजेंडा

1. मागील वर्षात निधन झालेल्या सभासदांना श्रद्धांजली अर्पण करणे.
2. दि. 14 सप्टेंबर 2025 रोजी झालेल्या प्रथम वार्षिक सर्वसाधारण सभेचे इतिवृत्त वाचून मंजूर करणे.
3. सन 2025-2026 या वर्षासाठी सचिवांचा वार्षिक अहवाल विचारात घेऊन मंजूर करणे.
4. दि. 31 मार्च 2026 रोजी समाप्त झालेल्या आर्थिक वर्षाचे लेखापरीक्षित आर्थिक अहवाल विचारात घेऊन मंजूर करणे, ज्यामध्ये खालील बाबींचा समावेश असेल:
 - अ) अशियाना अपार्टमेंट ओनर्स असोसिएशनचा 01 एप्रिल 2025 ते 30 सप्टेंबर 2025 या कालावधीचा आर्थिक अहवाल.
 - ब) अशियाना को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि. चा 01 ऑक्टोबर 2025 ते 31 मार्च 2026 या कालावधीचा आर्थिक अहवाल.
 - क) ताळेबंद (Balance Sheet).
 - ड) आय-व्यय पत्रक (Income & Expenditure Account).
5. वैधानिक लेखापरीक्षकांचा अहवाल विचारात घेऊन मंजूर करणे.
6. सन 2026-2027 या आर्थिक वर्षासाठी वैधानिक लेखापरीक्षकांची नियुक्ती करून त्यांचे मानधन निश्चित करणे.
7. सन 2026-2027 या आर्थिक वर्षाचा अंदाजपत्रक मंजूर करणे तसेच व्यवस्थापन समितीने सुचविल्यानुसार राखीव निधी व अधिशेष निधीकडे वर्ग करण्यास मंजुरी देणे.
8. सोसायटी पुनर्विकासाच्या सद्यस्थितीचा विचार करून महाराष्ट्र शासनाने कलम 79(अ) अंतर्गत जारी केलेल्या मार्गदर्शक सूचनांनुसार आवश्यक कार्यवाही करण्यासाठी व्यवस्थापन समितीस अधिकार प्रदान करणे.
9. देखभाल शुल्काचा आढावा घेऊन आवश्यक असल्यास त्यामध्ये सुधारणा मंजूर करणे.
सभासदत्व, सहयोगी सभासदत्व, हस्तांतरण तसेच नवीन अर्जदार सभासदांच्या समावेश/प्रवेश अर्जांचा विचार करून मंजुरी देणे.
10. अध्यक्षांच्या परवानगीने इतर विषयांवर चर्चा करणे.

सूचना / निर्देश

1. कोणत्याही सभासदास खात्याबाबत, लेखापरीक्षण अहवालाबाबत किंवा सभेच्या अजेंडाबाबत काही शंका अथवा सूचना असल्यास त्या दि. 11 जून 2026 रोजी रात्री 8.00 वाजेपर्यंत लेखी स्वरूपात सोसायटी कार्यालयात सादर कराव्यात.
2. खाते पुस्तके, लेखापरीक्षण अहवाल व व्हाऊचर्स दि. 05 जून 2026 ते 11 जून 2026 या कालावधीत दररोज सायं. 7.00 ते 8.00 या वेळेत सोसायटी कार्यालयात पाहणीसाठी उपलब्ध राहतील.
3. फक्त अधिकृत सभासद अथवा कायदा व उपविधीनुसार पात्र सहयोगी सभासदांनाच सभेला उपस्थित राहण्याचा व मतदानाचा अधिकार राहिल.
4. सभासदांनी थकीत देणी असल्यास ती तत्काळ भरावीत.
5. कायदानुसार विशेष परवानगी असल्याशिवाय प्रतिनिधीद्वारे (Proxy) उपस्थिती मान्य राहणार नाही.
6. नियोजित वेळेपासून अर्ध्या तासात आवश्यक गणसंख्या (Quorum) पूर्ण न झाल्यास सभा 30 मिनिटांसाठी तहकूब करण्यात येईल व त्यानंतर उपस्थित सभासदांसह महाराष्ट्र सहकारी संस्था अधिनियम 1960, नियम व उपविधीनुसार सभा पार पाडण्यात येईल.

दिनांक: 30 / 05 / 2026

स्थळ: ऐरोली, नवी मुंबई

मा. सचिव

संजय धुमाळ

अशियाना को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.

Ashiana Co-operative Housing Society Ltd.

Secretary's Annual Report for 2025/26

Respected Chairman, Honorable Members, and all present members,

It gives me immense pleasure to present before you the detailed report of the society's activities for the previous financial year as the Secretary of Ashiana Co-operative Housing Society Ltd. during this Second Annual General Meeting.

During the past financial year, several important initiatives were undertaken focusing on society maintenance, security, administrative improvements, member record updates, and redevelopment planning.

- **Rain Water Pipe Repairs:**

At several locations within the society premises, rainwater drainage pipes were found damaged or broken. To avoid difficulties during the monsoon season, immediate repair work was undertaken. The damaged pipes were repaired, thereby improving the society's drainage system.

- **Control of Rat Infestation:**

Considering the increasing rat problem in the society, a specialized contractor was appointed. Necessary preventive actions were taken by closing burrows, holes, and entry points created by rats in various areas of the society.

- **Upgradation of CCTV Security System:**

To strengthen society security, the old damaged DVR was replaced, and two additional CCTV cameras were installed. This significantly improved the safety and surveillance system within the society premises.

- **Republic Day Celebration on 26th January:**

The Republic Day celebration was successfully conducted in a joyful and harmonious atmosphere with the active participation and cooperation of all society members.

- **Formation of Co-operative Housing Society and Lease Deed Transfer:**

Previously, all residents were united under the Apartment Owners Association. However, for effectively carrying out the redevelopment process, it was essential to establish a Co-operative Housing Society, which was successfully completed.

Furthermore, the lease deed with CIDCO was previously in the name of the Apartment Owners Association. After completing the required administrative procedures, it was officially transferred to the name of Ashiana Co-operative Housing Society Ltd. This achievement is highly significant for the society's redevelopment.

- **Election Process:**

The society's election process was successfully completed unopposed in a friendly and harmonious atmosphere with the cooperation of all members. The confidence and trust shown by all members in the work of the managing committee is truly encouraging for us. The managing committee sincerely expresses its heartfelt gratitude to all members for their continued support and faith.

Redevelopment Related Initiatives:

For the society's redevelopment, visits were made to various redevelopment exhibitions. Discussions were held with multiple developers and PMC agencies to gather information regarding their plans, facilities, terms, and technical aspects. This has provided valuable information for future decision-making.

- **Updating Member Records and Documentation:**

Incomplete membership applications were collected and completed from all members. Nomination forms were also collected, and record updating work has been substantially completed, resulting in more systematic administrative functioning.

Cooperation of Members:

The valuable cooperation, suggestions, and active participation of all members have played a vital role in the society's progress. The managing committee sincerely expresses its gratitude to all members.

Yours faithfully,

Sanjay Dhumal

Secretary

Ashiana Co-operative Housing Society Ltd.

आशियाना को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.

सचिवांचा वार्षिक अहवाल सन 2025/26

आदरणीय अध्यक्ष महोदय, माननीय सभासदगण आणि उपस्थित सर्व सदस्य, आशियाना को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.च्या द्वितीय वार्षिक सर्वसाधारण सभेमध्ये सचिव म्हणून मागील आर्थिक वर्षातील सोसायटीच्या कामकाजाचा सविस्तर अहवाल सादर करताना मला अत्यंत आनंद होत आहे. मागील आर्थिक वर्षात सोसायटीच्या देखभाल, सुरक्षा, प्रशासकीय सुधारणा, सभासद नोंदी अद्ययावत करणे तसेच पुनर्विकासाच्या दृष्टीने अनेक महत्त्वपूर्ण उपक्रम राबविण्यात आले.

• पावसाच्या पाण्याच्या पाईप दुरुस्ती:

सोसायटी परिसरातील विविध ठिकाणी पावसाच्या पाण्याच्या निचऱ्याच्या पाईपलाईन खराब किंवा तुटलेल्या अवस्थेत होत्या. पावसाळ्यात कोणतीही अडचण निर्माण होऊ नये म्हणून तातडीने दुरुस्तीची कामे करण्यात आली. यामुळे सोसायटीची ड्रेनेज व्यवस्था अधिक सक्षम झाली.

• उंदरांच्या वाढत्या उपद्रवावर नियंत्रण:

सोसायटी परिसरात वाढत्या उंदरांच्या समस्यांचा विचार करून विशेष कंत्राटदाराची नियुक्ती करण्यात आली. विविध ठिकाणी उंदरांनी केलेली बिळे, छिद्रे आणि प्रवेश मार्ग बंद करून आवश्यक प्रतिबंधात्मक उपाययोजना करण्यात आल्या.

• सीसीटीव्ही सुरक्षा यंत्रणेचे अद्ययावतीकरण:

सोसायटीची सुरक्षा अधिक मजबूत करण्यासाठी जुना खराब झालेला डीव्हीआर बदलण्यात आला तसेच दोन नवीन सीसीटीव्ही कॅमेरे बसविण्यात आले. यामुळे सोसायटी परिसरातील सुरक्षा आणि देखरेख व्यवस्थेत मोठी सुधारणा झाली.

• २६ जानेवारी प्रजासत्ताक दिन उत्सव:

२६ जानेवारी रोजी प्रजासत्ताक दिनाचा कार्यक्रम सर्व सदस्यांच्या उत्साही सहभागातून आनंदी आणि एकात्मतेच्या वातावरणात यशस्वीरित्या पार पडला.

• को-ऑपरेटिव्ह हाऊसिंग सोसायटी स्थापन व लीज डीड हस्तांतरण:

पूर्वी सर्व रहिवासी अपार्टमेंट ओनर्स असोसिएशनच्या माध्यमातून एकत्रित होते. मात्र, सोसायटीच्या पुनर्विकासाची प्रक्रिया प्रभावीपणे राबविण्यासाठी स्वतंत्र को-ऑपरेटिव्ह हाऊसिंग सोसायटीची स्थापना आवश्यक होती, जी यशस्वीरित्या पूर्ण करण्यात आली.

तसेच, CIDCO कडील लीज डीड पूर्वी अपार्टमेंट ओनर्स असोसिएशनच्या नावावर होती. आवश्यक प्रशासकीय प्रक्रिया पूर्ण करून ती अधिकृतपणे आशियाना को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.च्या नावावर हस्तांतरित करण्यात आली. हा सोसायटीच्या पुनर्विकासाच्या दृष्टीने अत्यंत महत्त्वपूर्ण टप्पा आहे.

• निवडणूक प्रक्रिया:

सोसायटीची निवडणूक प्रक्रिया सर्व सभासदांच्या सहकार्याने अत्यंत खेळीमेळीच्या आणि सौहार्दपूर्ण वातावरणात विनविरोध पार पडली. सर्व सभासदांनी व्यवस्थापन समितीच्या कार्यावर दाखविलेला विश्वास आमच्यासाठी प्रेरणादायी आहे. याबद्दल व्यवस्थापन समिती सर्व सभासदांचे मनःपूर्वक आभार व्यक्त करते.

• पुनर्विकासासंदर्भातील उपक्रम:

सोसायटीच्या पुनर्विकासासाठी विविध पुनर्विकास प्रदर्शनांना भेटी देण्यात आल्या. अनेक डेव्हलपर्स आणि PMC संस्थांशी चर्चा करून त्यांच्या योजना, सुविधा, अटी व तांत्रिक बाबींची माहिती घेण्यात आली. यामुळे भविष्यातील निर्णय प्रक्रियेसाठी उपयुक्त माहिती उपलब्ध झाली आहे.

• सभासद नोंदी व कागदपत्रे अद्ययावत करणे:

अपूर्ण सभासद अर्ज पूर्ण करून घेण्यात आले. नामनिर्देशन फॉर्म देखील संकलित करण्यात आले असून सभासद नोंदी अद्ययावत करण्याचे काम मोठ्या प्रमाणात पूर्ण झाले आहे. यामुळे सोसायटीचे प्रशासन अधिक सुव्यवस्थित झाले आहे.

सभासदांचे सहकार्य:

सर्व सभासदांचे मोलाचे सहकार्य, सूचना आणि सक्रिय सहभाग सोसायटीच्या प्रगतीसाठी अत्यंत महत्त्वपूर्ण ठरले आहे. व्यवस्थापन समिती सर्व सदस्यांचे मनःपूर्वक आभार व्यक्त करते.

आपला विश्वासू,

संजय धुमाळ

सचिव

आशियाना को-ऑपरेटिव्ह हाऊसिंग सोसायटी

ANIL BHALCHANDRA PATIL
B.Com.G.D.C. & A.
CERTIFIED PANEL AUDITOR

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

Date: 30th May, 2026

INDEPENDENT AUDITOR'S REPORT

To,
The Members
Ashiana Apartment Owners Association,
Plot No.03, Sector-5, Airoli,
Navi Mumbai -400 708.

Report on the Financial Statements:

1. We have audited the accompanying financial statements of "Ashiana Apartment Owners Association, Sector 5, Airoli, Navi Mumbai – 400708..." which comprise the Balance Sheet as at 30th Sept 2025, and the Statement of Income and Expenditure Account for the years ended on that date annexed thereto and report that:

Managing Committee's Responsibility for the Financial Statements:

2. These financial statements are the responsibility of the Association managing committee; our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the auditing standards generally accepted in India, those standards require that we plan and perform the audit to obtain the reasonable assurance about whether the financial statements are free of material misstatement.

Auditor's Responsibility:

3. Our responsibility is to express an opinion on these financial statements based on our audit. 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.

4. 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 Association's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management/managing committee, as well as evaluating the overall presentation of the financial statements.



5. We have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purpose of our audit.

1. In our opinion proper books of accounts have been kept by the Association, as required by the general rules framed and under and bye-laws of the Association.
2. The Balance Sheet and the Income & Expenditure Account referred to in this report are in agreement with the books of account of the Association.
3. In our opinion and to the best of our information and according to the explanations given to us, the said accounts give, true and fair view.
 - a) In the case of the Balance Sheet of the state of affairs of the Association as on 30th Sept, 2025 and;
 - b) In the case of the Income & Expenditure Account, of the Surplus for the year ended on that date. .

Yours Faithfully

Place: Navi Mumbai
Date: 30th May, 2026



[Signature]
Anil B. Patil
Govt. Certified Auditors
Panel No. B-2 / 10575

Ashiana Apartments Owners Association, Sector-5, Airoli, Navi Mumbai.

Annexure forming part of the audit report for the year ended Sept 30, 2025.

Accounting Policies:

The accounting policies followed by the society are as under:

- a) The accounts are prepared on historical cost convention and are maintained on mercantile system of accounting.
- b) The revenue is recognized on accrual basis.
- c) Fixed assets are stated at historical cost after providing for depreciation on written down value method.

Audit observations & Remarks:

1. The receivables and advances received from members are subject to confirmation.
2. The Association has not fully invested the Funds collected from members.
3. The Association has accounted for Interest on Fixed Deposit & TDS on the basis on Interest Certificate issued by the bank. The Association is yet to receive Form 16A for the same.
4. It is observed that Account has maintained one SB Account with G.P. Parsik Janta Sahakari Bank, which has been transfer to Dormant Account by Bank. It is suggested either to close the said account or take appropriate action to make the account operative.
5. Association has collected Rs. 6,000/- per member towards Society Formation Charges, Total Collection Rs. 3,84,000/- . The said collection is booked under Society Formation Fund under Reserve and Surplus Schedule as per last year Financials. The said fund is utilized during the period under Audit and Association has further spend Rs. 3,52,000/- towards supplementary lease deed work . The said expenses were spend out of accumulated General Reserves as per the resolution passed in Associations previous General Body Meeting. . The said entries are reported in Reserve and Surplus Schedule.
6. Regrouping of Ledger Head is done wherever necessary.

Place : Navi Mumbai
Date : 30th May, 2026



Anil B. Patil
Anil B. Patil
Coyt. Certified Auditors
Panel No.B-2 / 10575

ASHIANA APARTMENT OWNERS ASSOCIATION
SECTOR-5,AIROLI,NAVI MUMBAI
BALANCE SHEET AS ON 30TH SEPTEMBER 2025

2024-2025	CAPITAL & LIABILITIES		30.09.2025	2024-2025	ASSETS & PROPERTIES		30.09.2025
6,400	SHARE CAPITAL: 64 Shares Of Rs.100/- each		6,400	3,54,696	FIXED ASSETS (As Per Schedule Attached)		3,87,313
26,05,733	RESERVES & SURPLUS (As per list attached)		21,33,111	21,35,082	INVESTMENTS: F.D.With Union Bank		21,79,934
39,043	ADVANCE FROM MEMBERS (As per list attached)		69,764	90,399	ACCURED INTEREST: Balance as per last B/s	90,399	
	OUTSTANDING LIABILITIES			-	Addition Upto 30.09.2025	60,174	
3,750	Audit fees payable	3,750		-	Less: Int. received on maturity	44,852	1,05,721
			3,750		CURRENT ASSETS:		
				31,045	Dues from members (As per list attached)	55,421	55,421
6,65,992	INCOME & EXPENDITURE A/C Balance as per last B/S	6,65,992			Advance To Sweeper		20,000
	Add- Excess Of Income Over Exp. Income for the year	1,01,582		20,828	T.D.S. On F.D. Int. AY. 23-24	-	
	Less - Old TDS Write Off		7,67,574	26,247	T.D.S. On F.D. Int. AY. 26-27- UPTO 30.09.2025	15,044	
					T.D.S. On F.D. Int. AY. 24-25	20,828	
					T.D.S. On F.D. Int. AY. 25-26	26,247	62,119
				9,750	DEPOSITS Deposit with MSEB	12,880	12,880
				6,37,763	CASH & BANK BALANCES		
				7,509	Union Bank SB-2438	91,213	
				7,598	Parsik J.S.Bank	7,509	
					MSC BANK- Chief Promotor	40,004	
					Cash in hand	18,485	1,57,211
33,20,918	TOTAL Rs..		29,80,599	33,20,918	TOTAL Rs..		29,80,599

PLACE : Navi Mumbai
DATE :30.05.2026

For ASHIANA APARTMENT OWNERS ASSOCIATION

President

Secretary

Treasurer



Anil B.Patil
Govt. Certified Auditors
Panel No.B-2 / 10575

ASHIANA APARTMENT OWNERS ASSOCIATION
SECTOR-5,AIROLI,NAVI MUMBAI
INCOME & EXPENDITURE ACCOUNT UPTO 30.09.2025

2024-25	EXPENDITURE		30.09.2025	2024-25	INCOME		30.09.2025
66,000	To Salary :				By Members Contribution		
1,82,000	Gardner	25,000		6,14,400	Towards Maintenance	3,07,200	
16,800	Sweeper	70,000		1,15,200	Towards Festival Collection	57,600	
7,900	Watchman	8,400		76,450	Towards Parking	76,950	
	Cleaner			20,900	Non Occupancy Charges	10,890	4,52,640
	Ex-gratia payment		1,03,400				
56,216	To Repairs & Maintenance of :				By Interest on :		
19,140	Building	35,940		8,913	Delayed Payments-MAINT.	4,576	
3,300	Electrical	6,785		5,976	Union Bank S. B. Account:	7,483	
3,450	C.C. TV. Camera	5,200			MSC Bank- Chief Promotor Account	204	12,263
1,000	Garden	6,805					
	Plumbing	4,000	58,730	450	By Miscellaneous Income		
77,030	To Electricity Charges		41,900	2,082	By Other Collection		
1,03,754	To Festival & Sports Expenses		1,855				
19,705	To Insurance Premium (Building)		11,916				
2,548	To Mobile Recharge Of Watchman		1,245				
2,551	To Office Expenses		3,327				
1,592	To Meeting Expenses		10,825				
6,305	To Printing & Stationery						
172	To Bank charges		173				
3,750	To Audit Fees		3,750				
49,092	To Depreciation		25,217				
5,282	To Miscellaneous Expenses						
	To Staff Welfre		199				
1,50,000	To Trf. To General Reserve		1,00,000				
25	To Conveyance		784				
66,759	To Excess Income Over Exp.		1,01,582				
8,44,371	TOTAL Rs..		4,64,903	8,44,371	TOTAL Rs..		4,64,903

PLACE : Navi Mumbai
DATE :30.05.2026

for,ASHIANA APARTMENT OWNERS ASSOCIATION

13/1/2026
President

[Signature]
Secretary

[Signature]
Treasurer



[Signature]
Anil B. Patil
Govt. Certified Auditors
Panel No.B-2 / 10575

**ASHIANA APARTMENT OWNERS ASSOCIATION
SCHEDULE FOR RESERVE & SURPLUS 30.09.2025**

2023-24	PATICULARS		2024-25
3,85,126	<u>GENERAL RESERVE FUND:</u> Balance as per last B/S Addition During The Year Less- Trf. To Society Formation Fund	3,85,126 1,00,000 3,20,000	1,65,126
3,84,000	<u>SOCIETY FORMATION FUND</u> Less Consumed LESS -Supplymentary Lease Deed Fees Add:- Trf. From General Reserve Fund	3,84,000 3,52,000 3,52,000 3,20,000	-
2,50,589	<u>DEVELOPMENT FUND-1(TRF. PREMIUM</u> Balance as per last B/S Addition during the year	2,50,589	2,50,589
4,20,985	<u>DEVELOPMENT FUND-2</u> Balance as per last B/S Addition during the year-	4,20,985 57,600	4,78,585
11,65,033	<u>INTEREST ON F.D.</u> (ACCUMULATED & REINVESTED)	12,38,811	12,38,811
26,05,733	TOTAL Rs..		21,33,111

for ASHIANA APARTMENTS OWNER'S ASSOCIATION

PRESIDENT

SECRETARY

TREASURER



**ASHIANA APARTMENTS OWNERS ASSOCIATION
OUTSTANDING LIST AS ON 30TH SEPT 2025**

Advance 31-Mar-25	Building Flat No.	Amt O/s 31-Mar-25	Amt.Payable UpTo 30.09.2025	Amt Paid UpTo 30.09.2025	Amt O/s 30-Sep-25	Advance 30-Sep-25
	AL-6-1/1		9060	9060		
	AL-6-1/2		6600	6600		
6,812.00	AL-6-1/3		9000	17200		15,012
-	AL-6-1/4		6600	6600		-
-	AL-6-1/5	-	8160	8160	-	-
-	AL-6-1/6	-	7260	7260	-	-
-	AL-6-1/7	-	7260	7260	-	-
-	AL-6-1/8		7500	7500		-
-	AL-6-1/9		9000	9000		-
5,000.00	AL-6-1/10		12194		7,194	
-	AL-6-1/11	-	9600	9600	-	-
-	AL-6-1/12		7500	7500		-
-	AL-6-1/13	-	8100	8100	-	-
-	AL-6-1/14	-	9000	9000	-	-
5,300.00	AL-6-1/15		7790	15270		12,780
-	AL-6-1/16		6600	6600		-
17,112.00	TOTAL	-	1,31,224	1,34,710	7,194	27,792

Advance 31/03/2025	Building Flat No.	Amt O/s 31/03/2025	Amt.Payable UpTo 30.09.2025	Amt Paid UpTo 30.09.2025	Amt O/s 30/09/2025	Advance 30/09/2025
	AL-6-2/1	-	8460	8460	-	
	AL-6-2/2	(0)	6600	6600	(0)	0
	AL-6-2/3		6600	6600		-
-	AL-6-2/4	-	8100	8100	-	-
-	AL-6-2/5	-	7500	14100		6,600
-	AL-6-2/6		9000	9000		-
12,330.00	AL-6-2/7		9060	9060	-	12,330
-	AL-6-2/8		6600	6600		-
-	AL-6-2/9	0	7500	7500	0	
-	AL-6-2/10		6600	6600		-
-	AL-6-2/11	-	6600	6600	-	-
-	AL-6-2/12	-	9900	9900	-	-
-	AL-6-2/13		7500	7500		-
-	AL-6-2/14		7260	7260		-
-	AL-6-2/15		8160	8160		-
-	AL-6-2/16	-	8160	8160	-	-
12,330.00	TOTAL	0	1,23,600	1,30,200	0	18,930

for ASHIANA APARTMENTS OWNER'S ASSOCIATION

13/10/25
PRESIDENT

[Signature]
SECRETARY

[Signature]
TREASURER



Advance 31/03/2025	Building Flat No.	Amt.O/S 31/03/2025	Amt.Payable UpTo 30.09.2025	Amt Paid UpTo 30.09.2025	Amt O/s 30-Sep-25	Advance 30-Sep-25
-	AL-6-3/1	-	8100	8100	-	-
-	AL-6-3/2	-	7500	7500	-	-
-	AL-6-3/3	-	8500	8500	-	-
-	AL-6-3/4	-	6600	6600	-	-
900.00	AL-6-3/5	-	7500	6600	-	-
280.00	AL-6-3/6	-	7260	15000	-	8,020
-	AL-6-3/7	-	7500	7500	-	-
-	AL-6-3/8	-	8160	8160	-	-
-	AL-6-3/9	-	10800	10800	-	-
-	AL-6-3/10	-	7194	0	7,194	-
-	AL-6-3/11	-	9000	9000	-	-
-	AL-6-3/12	-	6600	6600	-	-
-	AL-6-3/13	-	8160	15420	-	7,260
-	AL-6-3/14	-	8160	8160	-	-
-	AL-6-3/15	-	9000	9000	-	-
-	AL-6-3/16	-	9000	9000	-	-
1,180.00	TOTAL	-	1,29,034	1,35,940	7,194	15,280.00

Advance 31/03/2025	Building Flat No.	Amt.O/S 31/03/2025	Amt.Payable UpTo 30.09.2025	Amt Paid UpTo 30.09.2025	Amt O/s 30-Sep-25	Advance 30-Sep-25
-	AL-6-4-/1	-	7500	7500	-	-
-	AL-6-4/2	-	6600	6600	-	-
-	AL-6-4/3	-	8100	8100	-	-
-	AL-6-4/4	-	14700	14700	-	-
-	AL-6-4/5	-	7500	7500	-	-
-	AL-6-4/6	-	7500	7500	-	-
1	AL-6-4/7	-	6600	13200	-	6,601
-	AL-6-4/8	-	6600	6600	-	-
-	AL-6-4/9	-	6600	6600	-	-
-	AL-6-4/10	-	8160	8160	-	-
-	AL-6-4/11	-	11400	11400	-	-
-	AL-6-4/12	-	8050	8050	-	-
8,420.00	AL-6-4/13	-	8160	900	-	1,160
-	AL-6-4/14	31,045	9988	0	41,033	-
-	AL-6-4/15	-	7500	7500	-	-
-	AL-6-4/16	-	8400	8400	-	-
-	Sundry Debtors	-	-	-	-	-
8,421	TOTAL	31,045	1,33,358	1,22,710	41,033	7,762
39,043.19		31,045.30	5,17,216	5,23,560.00		
TOTAL OUTSTANDING/ADVANCE AS ON 31ST MARCH 2025					55,421	69,764

ASHIANA APARTMENTS OWNER'S ASSOCIATION

Balwade
PRESIDENT

[Signature]
SECRETARY

H.D. Dharmaraj
TREASURER



ASHIANA APARTMENTS OWNERS ASSOCIATION
SCHEDULE FOR FIXED ASSETS AS ON 30TH SEPT. 2025

SR.NO.	PATICULAR	OPENING BAL.	ADDITION BEFORE SEPT.,2022 SEPTEMBER	ADDITION AFTER SEPTEMBER	TOTAL	RATE OF DEP.	DEPRECIATION	TOTAL
1	Furniture & Fixture/Name Board	12,945	22,332.00		35,277	0.10	1,764	33,513
2	Ladders	1,650		-	1,650	0.10	83	1,568
3	Garden Benches	309	-	-	309	0.10	15	294
4	Common Antena	6	-	-	6	0.25	1	5
5	Watchmen Cabin Shed	65,394			65,394	0.10	3,270	62,124
6	Compound Wall	21,609			21,609	0.10	1,080	20,529
7	Electrical Fittings	8,263			8,263	0.15	620	7,643
8	Office Cabin	79,072			79,072	0.10	3,954	75,118
9	Gates	23,095			23,095	0.10	1,155	21,940
10	CC TV & Camera	1,39,831	35,500.00		1,75,331	0.15	13,150	1,62,181
11	Watchmen Toilet	2,526			2,526	0.10	126	2,400
	TOTAL	3,54,700	57,832.00		4,12,532		25,217	3,87,315

FOR ASHIANA APARTMENTS OWNER'S ASSOCIATION

[Signature]

PRESIDENT

[Signature]

SECRETARY

[Signature]

TREASURER



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ANIL BHALCHANDRA PATIL
B.Com.G.D.C. & A.
CERTIFIED PANEL AUDITOR

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

Date: 30th May, 2026

INDEPENDENT AUDITOR'S REPORT

To,
The Members
Ashiana Co. op. Housiong Society Ltd.,
Plot No.03, Sector-5, Airoli,
Navi Mumbai -400 708.

Report on the Financial Statements:

1. We have audited the accompanying financial statements of "Ashiana Co. op. Housiong Society Ltd., Sector 5, Airoli, Navi Mumbai – 400708..." which comprise the Balance Sheet as at 31st Mar 2026, and the Statement of Income and Expenditure Account for the years ended on that date annexed thereto and report that:

Managing Committee's Responsibility for the Financial Statements:

2. These financial statements are the responsibility of the Association managing committee; our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the auditing standards generally accepted in India, those standards require that we plan and perform the audit to obtain the reasonable assurance about whether the financial statements are free of material misstatement.

Auditor's Responsibility:

3. Our responsibility is to express an opinion on these financial statements based on our audit. 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.

4. 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 Association's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management/managing committee, as well as evaluating the overall presentation of the financial statements.



5. We have obtained all the information and explanation, which to the best of our knowledge and belief were necessary for the purpose of our audit.

1. In our opinion proper books of accounts have been kept by the Association, as required by the general rules framed and under and bye-laws of the Association.
2. The Balance Sheet and the Income & Expenditure Account referred to in this report are in agreement with the books of account of the Association.
3. In our opinion and to the best of our information and according to the explanations given to us, the said accounts give, true and fair view.
 - a) In the case of the Balance Sheet of the state of affairs of the Association as on 31st Mar 2026.and;
 - b) In the case of the Income & Expenditure Account, of the Deficit for the year ended on that date. .

Yours Faithfully

Place: Navi Mumbai
Date: 30th May, 2026



Anil B. Patil
Govt. Certified Auditors
Panel No.B-2 / 10575

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ASHIANA COOPERATIVE HOUSING SOCIETY LTD. REG. NO.- N.B.O.M/CIDCO/HSG/(T.C.)/10786/D.R./2025-2026 PLOT NO. 03, SECTOR 5, AIROLI ,NAVI MUMBAI- 400708 BALANCE SHEET FOR THE PERIOD 01.10.2025 TO 31.03.2026							
ASHIANA APTS. OWNERS ASS./CHIEF PROMOTOR A/C	CAPITAL & LIABILITIES		2025-26	ASHIANA APTS. OWNERS ASS./CHIEF PROMOTOR A/C	ASSETS & PROPERTIES		2025-26
6,400	SHARE CAPITAL: (10 Shares Of Rs.50/- each To 64 Members)		32,000	3,87,313	FIXED ASSETS (As Per Schedule Attached)		3,63,704
21,33,111	RESERVES & SURPLUS (As per list attached)		22,48,223	21,79,934	INVESTMENTS: F.D.With Union Bank		20,00,000
69,764	ADVANCE FROM MEMBERS (As per list attached)		43,184	1,05,721	ACCURED INTEREST: Balance as per last B/s Addition Upto 31.03.2026 Less: Int. received on maturity	1,05,721 31,160 1,05,721	31,160
3,750	OUTSTANDING LIABILITIES Audit fees payable Security Charges Payable salary payable to Sweeper Salary payable to cleaner	10,250 14,000 5,000 1,400	30,650	55,421	CURRENT ASSETS: Dues from members (As per list attached)	14,982	14,982
	Refund To Mr. Kakde		500	20,000	Advance To Sweeper		10,000
7,67,574	INCOME & EXPENDITURE A/C Balance as per last B/S Add- Excess Of Income Over Exp. Income for the year less- Excess Of expense Over income	7,67,574 1,31,372	6,39,909	15,044 20,828 26,247 12,880	T.D.S. On F.D. Int. AY. 26-27- UPTO 30.09.2025 T.D.S. On F.D. Int. AY. 24-25 T.D.S. On F.D. Int. AY. 25-26 T.D.S. On F.D. Int. AY. 26-27- From 01.10.2025 To 31.06.2026 DEPOSITS Deposit with MSEB CASH & BANK BALANCES Union Bank SB- Parsik J.S.Bank MSC BANK- MSC BANK- Chief Promotor Cash in hand	15,044 20,828 26,247 3,586 12,880 4,32,873 7,509 45,478 - 10,175	65,705 12,880 4,96,035
29,80,599	TOTAL Rs..		29,94,466	29,80,599	TOTAL Rs..		29,94,466

PLACE : Navi Mumbai
DATE : 30.05.2026

For ASHIANA COOP HOUSING SOCIETY LIMITED

President
Secretary

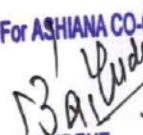
Treasurer



Anil B. Patil
Govt. Certified Auditors
Panel No. B-2 / 10575

**ASHIANA COOPERATIVE HOUSING SOCIETY LTD.
SCHEDULE FOR RESERVE & SURPLUS AS ON 31.3.2026**

01.10.2025	PATICULARS		2025-26
1,65,126	<u>GENERAL RESERVE FUND:</u> Balance as per last B/S Addition Old Share Capital	1,65,126 6,400	1,71,526
-	<u>ENTRANCE FEES</u> Addition during the year		6,500
2,50,589	<u>DEVELOPMENT FUND-1(TRF. PREMIUM)</u> Balance as per last B/S Addition during the year	2,50,589 25,000	2,75,589
4,78,585	<u>DEVELOPMENT FUND-2</u> Balance as per last B/S Addition during the year-	4,78,585 57,600	5,36,185
12,38,811	<u>INTEREST ON F.D.</u> (ACCUMULATED & REINVESTED)	12,58,423	12,58,423
21,33,111	TOTAL Rs..		22,48,223

For ASHIANA CO-OPERATIVE HOUSING SOCIETY LTD.
 **PRESIDENT**
 **SECRETARY**
 **TREASURER**



ASHIANA CO-OPERATIVE HOUSING SOCIETY LTD.
OUTSTANDING LIST AS ON 31'ST MARCH 2026

Advance 01-Oct-25	Building Flat No.	Amt O/s 01-Oct-25	Amt.Payable UpTo 31.03.2026	Amt Paid UpTo 31.03.2026	Amt O/s 31.03.2026	Advance 31.03.2026
-	AL-6-1/1		7260	7260		-
15,012.00	AL-6-1/2		7260	7260		-
-	AL-6-1/3		6600			8,412
-	AL-6-1/4		6600	6600		-
-	AL-6-1/5	-	7260	7260	-	-
-	AL-6-1/6	-	7260	7260	-	-
-	AL-6-1/7	-	7260	14520		7,260
-	AL-6-1/8		6600	6600		-
-	AL-6-1/9		6600	6600		-
	AL-6-1/10	7,194	6600	13794	-	-
-	AL-6-1/11	-	6600	6600	-	-
-	AL-6-1/12		6600	6600		-
-	AL-6-1/13	-	6600	6600	-	-
-	AL-6-1/14	-	6600	6600	-	-
12,780.00	AL-6-1/15		7260	0		5,520
-	AL-6-1/16		6600	6600		-
27,792.00	TOTAL	7,194.00	1,09,560	1,10,154	-	21,192

Advance 01/10/2025	Building Flat No.	Amt O/s 01/10/2025	Amt.Payable UpTo 31.03.2026	Amt Paid UpTo 31.03.2026	Amt O/s 31.03.2026	Advance 31.03.2026
0.10	AL-6-2/1	-	7260	7260	-	-
-	AL-6-2/2	(0)	6600	6600	(0)	0
-	AL-6-2/3		6600	6600		-
-	AL-6-2/4	-	6600	6600	-	-
6,600.00	AL-6-2/5		6600	0		-
-	AL-6-2/6		6600	6600		-
12,330.00	AL-6-2/7	-	7260	7260	-	12,330
-	AL-6-2/8		6600	6600		-
-	AL-6-2/9	0	6600	6600	0	-
-	AL-6-2/10		6600	6600		-
-	AL-6-2/11	-	6600	6600	-	-
-	AL-6-2/12	-	6600	6600	-	-
-	AL-6-2/13		6600	6600		-
-	AL-6-2/14		7260	7260		-
-	AL-6-2/15		7260	7260		-
-	AL-6-2/16	-	7260	7260	-	-
18,930.10	TOTAL	0	1,08,900	1,02,300	0	12,330

ASHIANA CO-OPERATIVE HOUSING SOCIETY LTD.

PRESIDENT

SECRETARY

TREASURER



Advance 01/10/2025	Building Flat No.	Amt.O/S 01/10/2025	Amt.Payable UpTo 31.03.2026	Amt Paid UpTo 31.03.2026	Amt O/s 31.03.2026	Advance 31.03.2026
-	AL-6-3/1	-	6600	6600	-	-
-	AL-6-3/2	-	6600	6600	-	-
-	AL-6-3/3	-	6600	6600	-	-
-	AL-6-3/4	-	6600	6600	-	-
-	AL-6-3/5	-	6600	8000	-	1,400
8,020.00	AL-6-3/6	-	7260	0	-	760
-	AL-6-3/7	-	6600	6600	-	-
-	AL-6-3/8	-	7260	7260	-	-
-	AL-6-3/9	-	6600	6600	-	-
-	AL-6-3/10	7,194	7788	-	14,982	-
-	AL-6-3/11	-	6600	6600	-	-
-	AL-6-3/12	-	6600	13200	-	6,600
7,260.00	AL-6-3/13	-	7260	0	-	-
-	AL-6-3/14	-	7260	7260	-	-
-	AL-6-3/15	-	6600	6600	-	-
-	AL-6-3/16	-	6600	6600	-	-
15,280.00	TOTAL	7,194	1,09,428	95,120	14,982	8,760.00

Advance 01/10/2025	Building Flat No.	Amt.O/S 01/10/2025	Amt.Payable UpTo 31.03.2026	Amt Paid UpTo 31.03.2026	Amt O/s 31.03.2026	Advance 31.03.2026
-	AL-6-4-/1	-	6600	7500	-	900
-	AL-6-4/2	-	6600	6600	-	-
-	AL-6-4/3	-	6600	6600	-	-
-	AL-6-4/4	-	6600	6600	-	-
-	AL-6-4/5	-	6600	6600	-	-
-	AL-6-4/6	-	6600	6600	-	-
6,601	AL-6-4/7	-	6600	6600	-	1
-	AL-6-4/8	-	6600	6600	-	-
-	AL-6-4/9	-	6600	6600	-	-
-	AL-6-4/10	-	7260	7260	-	-
-	AL-6-4/11	-	6600	6600	-	-
-	AL-6-4/12	-	7050	7050	-	-
1,160.40	AL-6-4/13	-	7260	6100	-	0
-	AL-6-4/14	41,033	6600	47633	0	-
-	AL-6-4/15	-	6600	6600	-	-
-	AL-6-4/16	-	6600	6600	-	-
-	Sundry Debtors	-	-	-	-	-
7,762	TOTAL	41,033	1,07,370	1,41,543	0	902
69,764		55,421	4,35,258	4,49,117.00		
TOTAL OUTSTANDING/ADVANCE AS ON 31ST MARCH 2025					14,982	43,184

For ASHIANA CO-OPERATIVE HOUSING SOCIETY LTD.

PRESIDENT

SECRETARY

TREASURER



ASHIANA COOPERATIVE HOUSING SOCIETY LTD.

SCHEDULE FOR FIXED ASSETS AS ON 31ST MARCH2026

SR.NO.	PATICULAR	OPENING BAL.	ADDITION BEFORE SEPT.,2025 SEPTEMBER	ADDITION AFTER SEPTEMBER	TOTAL	RATE OF DEP.	DEPRECIATION	TOTAL
1	Furniture & Fixture/Name Board	33,513			33,513	0.10	1,676	31,837
2	Ladders	1,568		-	1,568	0.10	78	1,489
3	Garden Benches	294	-	-	294	0.10	15	279
4	Common Antena	5	-	-	5	0.25	1	4
5	Watchmen Cabin Shed	62,124			62,124	0.10	3,106	59,018
6	Compound Wall	20,529			20,529	0.10	1,026	19,502
7	Electrical Fittings	7,643			7,643	0.15	573	7,070
8	Office Cabin	75,118			75,118	0.10	3,756	71,362
9	Gates	21,940			21,940	0.10	1,097	20,843
10	CC TV & Camera	1,62,181			1,62,181	0.15	12,164	1,50,018
11	Watchmen Toilet	2,400			2,400	0.10	120	2,280
	TOTAL	3,87,315	-		3,87,315		23,612	3,63,703

For ASHIANA CO-OPERATIVE HOUSING SOCIETY LTD.

[Signature]
PRESIDENT

[Signature]
SECRETARY

[Signature]
TREASURER

