

MANEK COMPLEX

Co-operative Housing Society Limited

Reg.No. 770/JTR/1999-2000, Dated 28 April 1999

Plot No. 16,17,18, Sector -29, Vashi, Navi Mumbai-400 703

Date: 13th September 2026

To,

All Members

Manek Complex Co-operative Housing Society Ltd.

Plot Nos. 16, 17 & 18, Sector-29,

Vashi, Navi Mumbai – 400703

Subject: Notice of Annual General Meeting for FY 2025–26

Dear Members,

Notice is hereby given that the Annual General Meeting (AGM) of Manek Complex Co-operative Housing Society Ltd. will be held on Sunday, 27th September 2026 at 11:00 AM at the Society Office, to transact the following business relating to the financial year 2025–26.

The Audited Accounts of the Society for FY 2025–26 are being circulated to all members along with this Notice for their review and shall be placed before the General Body for consideration and approval.

AGENDA

1. Confirmation of the Minutes of the previous Annual General Meeting held for FY 2024-25.
2. To consider and adopt the Audited Accounts of the Society for FY 2025–26, along with the Auditor's Report thereon.
3. To consider and approve the appointment of the Statutory Auditor of the Society for the ensuing financial year and fixation of the Auditor's remuneration, as applicable.
4. To approve/ratify changes in membership, including admission of new members and cessation of membership, wherever applicable.
5. To review the position of outstanding Society dues and consider measures for recovery of outstanding amounts from members, wherever applicable.
6. Redevelopment of the Society – Progress Update.
7. To consider any other matter with the permission of the Chair.

IMPORTANT NOTES

1. In the event of the required quorum not being present at the scheduled time, the meeting shall be adjourned for 30 minutes and reconvened at 11:30 AM at the same place.
2. Members desirous of bringing any matter before the General Body for discussion are requested to submit the same in writing to the Society Office on or before 23rd September 2026. Only matters received within the stipulated time and permissible under the applicable provisions shall be considered.

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3. This Notice is being circulated to all members through hard copy, email and the official Society WhatsApp group/electronic communication for information and convenience.
4. Snacks will be provided to all members attending the AGM.

Members are requested to attend the AGM and actively participate in the deliberations concerning the affairs of the Society, including the ongoing redevelopment process.

Your presence, participation and cooperation are highly appreciated.

For Manek Complex Co-operative Housing Society Ltd.


Secretary

CC: Cooperative Sub Registrar Office



RASHID AHMED ASHFAQUE KHAN

Certified Auditor & Tax Consultant (Panel No.1019647)

Email: rashidkhanauditor@gmail.com.

126/1, Mahavir Market, Sector-18, Vashi, Navi Mumbai – 400705.

AUDITORS REPORT

(Under Section 81(5B) of the M.S.C. Act and Rule 69 of the M.S.C. Rules)

To,
The Chairman/ Secretary,
MANEK COMPLEX CO-OP HOUSING SOCIETY LTD.
PLOT NO-16, 17, 18 SECTORS -29, VASHI,
NAVI MUMBAI -400705.

Report on the Financial Statements:-

1. We have audited the accompanying financial statement of "MANEK COMPLEX CO-OP HOUSING SOCIETY LTD." which comprise the Balance sheet as at 31st March 2026, and the statement of Income and Expenditure account for the years ended, and a summary of significant accounting policies and other explanatory information incorporated in this financial statement of the Co-operative Housing audited by us for the period from 1st April 2025 to 31st March 2026.

Managing Committee's Responsibility for the Financial Statement:-

2. Management is responsible for the preparation of these financial statements in accordance with The Maharashtra Co-operative Societies Act, 1960 and The Maharashtra Co-operative Societies Rules 1961, 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 Maharashtra Co-operative Societies Act, 1960. 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.
4. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depended 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/managing committee, as well as evaluating the overall presentation of the financial statements.
5. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.



Opinion:-

6. In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by The Maharashtra Co-operative Societies Act, 1960 and The Maharashtra Co-operative Societies Rules 1961 with in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India subject to our observations in the General Remarks Part II:
- i. In the case of the Balance Sheets, of the state of affairs of the society as at 31st March 2026;
 - ii. In the case of the Income and Expenditure Account - Excess of Income over Expenditure for the year ended on those dates.

Report on Other Legal and Regulatory Requirements:

7. The Balance Sheet and the Income and Expenditure Account have been drawn up in accordance with the provisions of The Maharashtra Co-operative Societies Act, 1960 and The Maharashtra Co-operative Societies Rules 1961.

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.
- (c) The returns received from the offices of the society have been found adequate for the Purpose of our audit.

9. In our opinion, the Balance Sheets and Statement of Income and Expenditure Account comply With Applicable Accounting Standards issued by the Institute of Chartered Accountants of India.

10. We Further Report That:

- I. The Balance Sheets and Statement of Income and Expenditure Account dealt with by this report are in agreement with the books of account;
- 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. The reports on the accounts of the branches audited by branch auditors have been dealt with in preparing our report in manner considered necessary by us.

Audit Classification:

The Society has been awarded "B" Audit Classification for the Co-operative Financial year 2025-2026.

FOR MR. RASHID AHMED ASHFAQUE KHAN

Place: NAVI-MUMBAI
Date: 10/08/2026



Rashid

**GOVT. CERTIFIED AUDITOR
PANEL No.1019647**

Previous year	Liabilities	Current Year	Previous year	Assets	Current Year
1,00,000.00	Authorised Share Capital	1,00,000.00		Current Assets	
21,500.00	Share Capital	21,500.00		Cash & Bank Balance	3,074.00
	Paid up share capital			Cash in Hand	74,281.98
16,47,752.00	Reserve & Surplus Fund	16,47,752.00		MSC Bank	7,91,104.71
	Sinking Fund			DBS Bank	
	Add: Contribution	66,604.00			8,68,460.69
2,38,737.00	Lift Fund	17,14,356.00		Dues From Members	45,900.00
	Add: Contribution A Wing	2,38,737.00		Navli Mumbai Housing Federation	500.00
	less: Expenditure (Light bill and AMC)	3,02,737.00		MSEB Deposit	4,930.00
18,37,715.00	Reserve Fund	2,85,273.00		Investments	
	Transfer Charges	18,87,715.00		Fixed Deposits with DBS Bank	39,68,392.90
				Add: New FD	10,00,000.00
65,560.00	Suspance Account	65,560.00		Add: Accrued Interest	3,42,048.00
36,975.00	Advances From Members	52,570.00			
	Liabilities & Provisions			Fixed Assets	
9,00,000.00	Advances for Lift B Wing	0.00		ANNEXURE - A	7,61,225.00
9,00,000.00	Advances for Lift C Wing	0.00		Add: Addition	74,541.00
2,400.00	Accounting Charges Payable	2,400.00			8,35,766.00
25,200.00	Audit and Consultancy Charges	7,600.00		Less: Depreciation	1,36,723.00
82,068.00	Education Fund Payable	91,188.00			
36,000.00	Deposit for Security Agency	36,000.00			6,99,043.00
0.00	Deposit from PMC (EMD)	2,00,000.00			
20,000.00	Refundable Security Deposit	20,000.00			1,20,474.40
26,43,336.79	Income And Expenditure A/c	3,57,188.00			
	Balance As Per Last Year	26,43,336.79			
	Add: Surplus Of Current Year	26,65,586.99			
84,57,243.79		70,49,748.99	84,57,243.79		70,49,748.99

As Per Our Even Date Audit Report

FOR RASHID AHMED ASHFAQUE KHAN

FOR MANEK COMPLEX CO-OP HOUSING SOCIETY LTD.

Date: 10-08-2026

Place: Navi Mumbai

Rashid Ahmed Ashfaque Khan
Proprietor

Manek Complex
CHAIRMAN

Manek Complex
SECRETARY

Manek Complex
TREASURER



MANEK COMPLEX CO-OP HOUSING SOCIETY LTD.

Plot No-16,17,18 Sector -29, Vashi, NAVI MUMBAI -400705

RGC: No.NBOM/CIDCO/HSG(OH)/770/JTR/1999-2000

INCOME & EXPENDITURE A/C AS ON 31ST MARCH,2026

Previous year	Expenditure	Current Year	Previous Year	Income	Current Year
1,01,400.00	To Accounting Charges	93,400.00	11,34,964.00	By Maintenances Charges	11,34,964.00
7,600.00	To Audit & Consulting Charges	7,600.00	0.00	By Non Occupancy Charges	63,400.00
2.00	To Bank Charges	0.00	64,682.00	By Delay Payment Charges	1,54,546.00
11,600.00	To Cleaning Charges	30,600.00	1,79,743.00	By Parking Charges	57,150.00
1,39,142.00	To Depreciation	1,36,723.00	52,850.00	By Water Charges	1,95,060.00
1,94,450.00	To Property Tax	1,84,524.00	1,94,352.00	By Municipal Tax	1,94,352.00
9,120.00	To Education & Training Exp.	9,120.00	40,917.00	By Interest On Saving A/c	4,278.00
1,49,370.00	To Electricity Charges	2,97,810.00	2,83,951.00	By Interest On FD	3,76,252.00
24,650.00	To Electrical Maintenance	49,909.00	62,000.00	By Office Rent	44,000.00
12,508.00	To CC TV Camera Maintenance	12,508.00	8,000.00	By PMC Form Redevelopment	14,000.00
35,243.00	To Building Insurance	34,771.00	8,300.00	By Other Charges	0.00
1,48,700.00	To Housekeeping Salary	1,56,000.00			
43,100.00	To Housekeeping Material	22,785.00			
10,295.00	To Miscellaneous Expenses	0.00			
10,643.00	To Printing & Stationery	15,608.00			
9,967.00	To Discount For Annual Paid	10,743.80			
9,530.00	To Meeting Exp. (General)	25,610.00			
31,430.00	To Meeting Exp. (SGM for Redevelopment)	42,330.00			
0.00	To Meeting Exp. (AGM)	8,440.00			
0.00	To Water Indicator AMC	9,850.00			
14,880.00	To Water Tank Cleaning	6,500.00			
1,15,694.00	To Water Charges	1,43,140.00			
60,700.00	To Repair & Maintenance	61,350.00			
2,13,991.00	To Building Repairs Works(WIP)	0.00			
6,67,964.00	To Security Service Charges	7,46,980.00			
20,000.00	To Fire Fighting	20,000.00			
36,900.00	To Function & Festival	35,226.00			
875.00	To Conveiances	350.00			
8,800.00	To Diwali Bonus	0.00			
4,225.00	To Fogging Expenses	8,402.00			
30,450.00	To Architecture Expenses	0.00			
0.00	To Professional fee	3,900.00			
0.00	To Advaertising Expenses	13,892.00			
0.00	To Ex Gratia	22,000.00			
0.00	To Income Tax	1,180.00			
0.00	To Software Charges	4,500.00			
1,01,590.00	To Excess of Income Over Expenditure	22,250.20			
22,24,819.00		22,38,002.00	22,24,819.00		22,38,002.00

As Per Our Even Date Audit Report

FOR RASHID AHMED ASHFAQUE KHAN

Date: 10-08-2026

Place: Navi Mumbai



Rashid Ahmed Ashfaque Khan
Proprietor

CHAIRMAN

SECRETARY

TREASURER

FOR: MANEK COMPLEX CO-OP HOUSING SOCIETY LTD.

ANNEXURE - A

Sr. No.	Particulars	Rate of Depreciation	W.D.V. as on 1-4-2025	Addition	Deduction	Depreciation for the year	W.D.V. as on 31-3-2026
1	Furniture & Fixture	10%	29,666.00	18,125.00	0.00	4,780.00	43,011.00
2	Water Tank (shops)	10%	6,996.00	0.00	0.00	700.00	6,296.00
3	Water Meter	20%	5,688.00	0.00	0.00	1,138.00	4,550.00
4	CCTV CAMARA	40%	5,457.00	0.00	0.00	2,183.00	3,274.00
5	Water level Inductor	15%	18,777.00	0.00	0.00	2,817.00	15,960.00
6	Water Pump	15%	54,250.00	0.00	0.00	8,138.00	46,112.00
7	Society Sign Board	15%	29,369.00	0.00	0.00	4,405.00	24,964.00
8	Lift A-Wing	15%	5,48,861.00	0.00	0.00	82,329.00	4,66,532.00
9	Fogging Machine	15%	11,289.00	0.00	0.00	1,693.00	9,596.00
10	FAN	15%	1,084.00	0.00	0.00	163.00	921.00
11	Computer & Printer	40%	30,475.00	0.00	0.00	12,190.00	18,285.00
12	Computer Software	40%	19,313.00	0.00	0.00	7,725.00	11,588.00
13	Air Condition	15%	0.00	56,416.00	0.00	8,462.00	47,954.00
			7,61,225.00	74,541.00	0.00	1,36,723.00	6,99,043.00

