Five Gardens Co-op Housing Society Ltd.

Reg. No. NBOM/CIDCO/HSG(T.C.)10807/D.R/Year 2025-2026 Dt. 19/08/2025

Plot No. 10, Sector 09, Nerul (East), Navi Mumbai - 400 706

Ref No. FG/25-26/SGM/1

Date:16 October 2025

Notice for Special General Meeting (SGM)

To,
All Hon'ble Members
Five Gardens CHS Ltd.

Dear Members,

This is to inform you that the Society has received requisition letters from 39 members requesting to undertake redevelopment of the society buildings, citing the dilapidated condition of the existing structures.

Accordingly, a Special General Body Meeting (SGM) has been scheduled to deliberate and take decisions on the important matters concerning the future of the Society, as per the details below:

Date: 2nd November 2025 (Sunday)
Time: 4:30 PM
Venue: Society Compound

AGENDA OF THE MEETING:

I. To consider the requisition received from members regarding the redevelopment of society buildings and to take a decision in this regard.

II. To authorize the Managing Committee to invite tenders for the appointment of a Project Management Consultant (PMC) and to finalize the terms, conditions, and selection process of the PMC.

III. To accept and approve the audit report of Shanti Niketan Apartment Owners Association for the financial year 2024-2025.

IV. To revise the society's maintenance charges in accordance with the society Bye-laws and to ensure sufficient funds for the proper upkeep and functioning an of the society.

V. To approve membership to flat owners who have applied and submitted the required documentation as per society norms.

VI. Any other matter with the permission of the chair.

FIVE GARDENS CO-OP. HOUSING SOCIETY LTD. Reg. No. NBOM/CIDCO/HSG (TC)10807/D.R./ Year 2025-2026

Cont. 2

Scanned with OKEN Scanner

All registered members of the Society are requested to attend the meeting on time. Your active participation is vital for the decision-making and future development of the Society.

Important Notes:

As per the applicable Bye-laws, only registered members are entitled to attend, speak, and vote at the meeting.

In case the required quorum is not present at the scheduled time, the meeting shall be adjourned for 30 minutes and reconvened at the same venue on the same day. .

Warm regards,
For Five Gardens CHS Ltd.

FIVE GARDENS CO-OP. HOUSING SOCIETY LTD. Reg. No. NBOM/CIDCO/HSG (TC)10807/D.R./ Year 2025-2026

Manjinder Singh Dhaliwal
(Chairman)
9892399984/ 9833999984

Copy to:

The Deputy Registrar of Co-operative Society, CIDCO.

Scanned with OKEN Scanner

Prof. Jayawant Damodar Tandel
B.Com., F.C.A. DISA (ISA)

JAYAWANT TANDEL & CO.
CHARTERED ACCOUNTANTS

(O) : 022 27740545
(M) : 98923 94398
Email : jayawant_tandel@rediffmail.com

Office : Shop No. 5, Plot No. E2 / E4, S. N. Park, Sector - 3, Belpada, Opp. Kharghar Railway Station, Kharghar, Panvel, Raigad - 410 210.

AUDIT REPORT

To,
The Members of SHANTI NIKETAN APARTMENT OWNERS ASSOCIATION..
NL 6, Bldg., No. 14-20, Sector – 9,
Nerul, Navimumbai. 400 706.

We have audited the attached Balance Sheet of SHANTI NIKETAN APARTMENT OWNERS ASSOCIATION.. NL 6, BLDG., NO 14-20, SECTOR-9, NERUL, NAVIMUMBAI. 400 706. as on 31st March 2025 and the Income & Expenditure account for the year ended on that date annexed thereto and report that :-

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 reasonable assurance about whether the financial statement are free of material mis-statement. An audit includes examining on statement. An audit also includes assessing the accounting principles used and significant estimates made by the committee as well as evaluating the overall financial statement presentation. We believe that our audit provides reasonable basis for our opinion

We report that :

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

2. In our opinion, proper books of account have been kept by the association as are required by the Act and the rules framed there under and Byelaws of account of the association.

3. The Balance sheet and the Income & Expenditure Account referred to in this report are in agreement with the books of accounts of the association.

4. In our opinion and the best of our information and according to the explanation given to us the said accounts subject to the audit remarks (Refer Schedule-A) give true and fair view in respect of :
(a) In case of the Balance Sheet of the state of affairs of the association as on 31st March 2025 and ;
(b) In case of the Income & Expenditure Account, of the surplus for the year ended on that date.

AS PER MY REPORT OF EVEN DATE
FOR M/S JAYAWANT TANDEL & CO.
CHARTERED ACCOUNTANTS

M/s. JAYAWANT TANDEL & CO. CHARTERED ACCOUNTANTS M. No. 119494 KHARGHAR

PROPRIETOR
(M. NO.119494)

PLACE : KHARGHAR
DATED: 14/10/2025

Scanned with OKEN Scanner

Shanti Niketan Apartment Owners Association

NL 6 Bldg. No. 14-20, Sector 9, Nerul, Navi Mumbai- 400706

(Regn.No. P/826 Dated 10/03/1986)

BALANCE SHEET AS ON 31-03-2025

LIABILITIES	AMOUNT	AMOUNT	ASSETS	AMOUNT	AMOUNT
Reserves & Other Fund		9,71,594.00	CASH & BANK BALANCES		
			Cash on hand	29,020.00	
			Abhyudaya Co-op Bank Ltd.	2,49,150.50	
			Canara Bank	7,96,520.79	
CURRENT LIABILITY & PROVISIONS					10,74,691.29
Accouting charges payable		10,000.00	Investments		
Advance received from Members		97,051.00	Fixed Deposit	13,56,637.00	
Parking Deposit		10,000.00	Add : - Interest During The Year	84,697.00	
					14,41,334.00
			Current Assets		
			Dues From Member		5,30,775.00
			TDS Receivable 24-25		9,411.00
INCOME & EXPENDITURE					
			Fixed Assets		
Bal. as per last year	18,40,650.29		Fan	2,107.00	
Add :-Excess of Income Over expenditure	1,03,083.00		Less : Depreciation 15%	316.00	
Add :- Interest On F D	94,108.00				1,791.00
Add :- Transfer Charges	25,000.00		Furniture	11,546.00	
		20,62,841.29	Less : Depreciation 10%	1,155.00	
					10,391.00
			CCTV	85,698.00	
			Less : Depreciation 15%	12,855.00	
					72,843.00
SUSPENCE RECEIPTS		4,000.00	Cupboard	15,000.00	
			Less : Depreciation 5%	750.00	
					14,250.00
TOTAL RS,,,,,,,,,,,,,,,,,,,,,		31,55,486.29	TOTAL RS,,,,,,,,,,,,,,,,,,,,,,		31,55,486.29

For M/s. JAYAWANT TANDEL & CO.
CHARTERED ACCOUNTANTS

MR. JAYAWANT DAMODAR TANDEL
PROPRIETOR · M. No. 119494

M/s. JAYAWANT TANDEL & CO. ★ CHARTERED ACCOUNTANTS ★ M. No. 119494 KHARGHAR

SHANTINIKETAN APARTMENT OWNER'S ASSOCIATION ★ REGD. NO. P/826

For Shantiniketan Apartment Owner's Association

President Secretary Treasurer

SHANTI NIKETAN APARTMENT OWNERS ASSOCIATION

NL- 6 Bidg.Nos. 14-20, Sector 9, Nerul, Navi Mumbai 400706

(Regn.No.P/826 Dated 10/03/1986)

INCOME & EXPENDITURE FOR THE YEAR 31-03-2025

EXPENDITURE	AMOUNT	INCOME	AMOUNT
To Security Charges	2,49,000.00	By Maintenance Charges	5,87,050.00
To Repairs & Maintenance	72,750.00	By Non Occupency Charges	94,700.00
To Wages to Sweeper	88,000.00	By Parking Charges	79,250.00
To MSEDCL Expenses	56,580.00	By Bank Interest Received	7,620.00
To Diwali Bonus Expenses	26,000.00	By Delay Payment Charges	15,950.00
To Electrical & Hardware	12,035.00		
To Accounting Charges	10,000.00		
To Salary to Electrician	12,000.00		
To Functional Expenses	1,21,008.00		
To Housekeeping Materials Exp.	3,320.00		
To Printing & Stationery	4,398.00		
To Bank Charges	826.00		
To Misc. Expenses	3,294.00		
To Audit Fees	1,500.00		
To Depreciation	15,076.00		
To AMC CCTV	5,500.00		
To Travelling & Conveyance Exp.	200.00		
To Excess of Expenditure over Income	1,03,083.00		
TOTAL RS.	7,84,570.00	TOTAL RS.	7,84,570.00

M/s. JAYAWANT TANDEL & CO. CHARTERED ACCOUNTANTS M. No. 119494 KHARGHAR

For M/s. JAYAWANT TANDEL & CO.
CHARTERED ACCOUNTANTS

MR. JAYAWANT DAMODAR TANDEL
PROPRIETOR : M. No. 119494

For Shantiniketan Apartment Owner's Association

President

Secretary

Treasurer

SHANTINIKETAN APARTMENT OWNER'S ASSOCIATION REGD. NO. P/826

Scanned with OKEN Scanner