WESTERN PARK
CO-OPERATIVE HOUSING SOCIETIES ASSOCIATION LTD

Registration No. MUM / MHADB / GEN / O / 13530 / 2023 – 24
Oshiwara MHADA Complex, Plot No. H-51 To H-58, CTS NO. 1 (Part) Of Village Oshiwara, Off Link Road, Andheri West, Mumbai – 400 053. Email: westernparkcoop@gmail.com

NOTICE DATED: 15th SEPT, 2025
FOR THE 3RD ANNUAL GENERAL BODY MEETING

All the Representative Members of the Seven member Societies of the **Western Park Co-Operative Housing Societies Association Ltd.** are hereby informed that the 3rd Annual General Body Meeting of the Society will be held on Tuesday 30th September, 2025 at 7.30 pm at **Vyanjan Hall.**

All Representative Members are requested to make it convenient to attend the Meeting at the time specified in this notice. As many important issues will be discussed.

If the quorum is not complete, then with permission of the Chair the Meeting will be adjourned for half an hour and will be reconvened at 08.00 p.m. on the same day and at the same venue & the Business as per Agenda of the meeting will be transacted whether there is quorum or not.

The Agenda for the Annual General Meeting will be as follows:

1. To read and confirm the minutes of 2nd Annual General Body Meeting held on 29th Sept, 2024.
2. To read and approve the Audited Income & Expenditure A/c & Balance Sheet & Statutory Auditors report for the financial year ended March 31st, 2025.
3. To appoint a certified Statutory Auditors from the panel maintained by Registrar of Cooperative Societies, Mumbai for the Audit of Society Financial Accounts for the year ended 31st March 2026.
4. Any other matter with the permission of the Chair.

Western Park Co-Op Hsg Soc Assoc. Ltd.

NOTE:

1. **All the representative members are requested to send their questions if any, on the Statement of Accounts & Annual Report for the year 2024– 2025 to the Hon. Secretary at least 3 days before the Annual General Body Meeting. This will facilitate the discussion.**

Encl :- Copy of Audited Annual Financial Statements for the Year ended 31st March 2025.
CC To: 1) Registrar of Cooperative Housing Societies Mumbai.

For Western Park Co-Op Hsg Soc Assoc. Ltd.

Secretary Chairman Treasurer

FORM No. N-2

[*See* Section 81 and rule 69 (*3*)]

INDEPENDENT AUDITOR'S REPORT

To,

The Chairman/Secretary
Western Park Co-Operative Housing Societies
Association Ltd.,
Oshiwara Mhada Complex,
Andheri (West), Mumbai – 400 053.

Ref. :- Appointment Letter

Report on the Financial Statements as a Statutory Auditor

1. We have audited the accompanying financial statements of Western Park Co-Operative Housing Societies Association Ltd., which comprise the Balance Sheet as at 31st March 2025 and the Statement of Income & Expenditure for the period then ended, and a summary of significant accounting policies and other explanatory information incorporated in these financial statements.

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 issued 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.

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, as well as evaluating the overall presentation of the financial statements.

SHREERAM M. DHURI
MUMBAI
M. No. 113781
CHARTERED ACCOUNTANT

403, Silver Blaise, Ceaser Road, Amboli, Andheri (West), Mumbai – 400058 (O) 7977231400 (M) 9820062710
E-mail: casmdhuri@gmail.com,

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 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 association gives a true and fair view in conformity with the accounting principles generally accepted in India:

(*i*) in the case of the Balance Sheet, of the state of affairs of the association as at 31st March 2025;

(*ii*) in the case of the Income & Expenditure of the excess of income over expenditure for the period ended on that date.

Report on Other Legal and Regulatory Matters

7. The Balance Sheet and the Profit and Loss Account have been drawn up in accordance with the provisions of the Maharashtra State Co-operative Societies Act.

8. **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 Association, which have come to our notice, have been within the powers of the Association.

(c) In our opinion, the Balance Sheet and Profit and Loss / Income & Expenditure Account comply with applicable Accounting Standards.

9. **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 Association so far as appears from our examination of these books.

(*iii*) for the year under audit, the association has been awarded "B" classification.

For S.M. Dhuri & Associates
Chartered Accountants

SHREERAM M. DHURI * CHARTERED ACCOUNTANT * MUMBAI M. No. 113781

(S.M. Dhuri)
Proprietor
Panel No: 18205,
UDIN No: 25113781BMKPVS4486
Mumbai, dated July 28, 2025

Part A :-

1.	Financial embezzlement	:	Nil
2.	Misappropriation of funds	:	Nil
3.	Improper appropriation of funds	:	Nil
4.	Improper and irregular loan transaction	:	N.A.
5.	Improper investment	:	Nil

Part B :-

	A Management part	:	**Introduction:**
	Name of the association	:	Western Park CHSs Association Ltd.
	Registered Address	:	Oshiwara MHADA Complex, Andheri (W), Mumbai 400053.
	Reg. no & date	:	MUM/MHADB/GEN/O/13530/2023-242006
	Period of audit	:	01/04/2024 to 31/03/2025
	Audit classification	:	B
2	Membership	:	7
3	No of committee meeting	:	29
4	Annual general meeting	:	29.09.2024
5	Special general meetings	:	01.09.2024
B	**Finance management**	:	
1.	Appropriation of funds	:	No
2.	Provisions	:	Provisions made towards outstanding liabilities.
C	**Loan transactions**	:	Not applicable

Cash balance: Rs. 2,951/- were lying in hand at the end of 31-03-2025.

Bank Balance: The Association has saving a/c in following banks. The details are as under.

HDFC Bank	Rs. 12,67,133/-
MDCC Bank	Rs. 14,375/-

<u>Association's liabilities status as on 31-03-2025.</u>

Audit Fees Payable	5,900/-
Salary Payable	5,500/-

1. No personal expenses recorded in income & expenditure a/c.
2. All the expenses incurred for fulfilling the objectives of the Association.
3. There is no such transaction which hurts the interest of the Association.
4. Association is fulfilling its liability towards the members
5. No Loans are taken by the Association.
6. Association has not received any financial assistance from any authority for fulfillment of its objectives.

SHREERAM M. DHURI MUMBAI M. No. 113781 CHARTERED ACCOUNTANT

PART C: **Audit objections & general remarks.**

1. Amount receivable from members and other sundry debit and credit balances are subject to confirmation.

2. Cash in hand is subject to verification.

3. The association needs to issue share certificates to its members. Also, various statutory registers as prescribed by the bye Laws and Rules should be maintained.

For S.M. Dhuri & Associates
Chartered Accountants

SHREERAM M. DHURI
MUMBAI
M. No.
113781
CHARTERED ACCOUNTANT

Shreeram Dhuri
Proprietor
Panel No: 18205
UDIN: 25113781BMKPVS4486
Mumbai, dated July 28, 2025

Western Park Co-Operative Housing Societies Association Ltd.

Statutory Report as required u/s 81 (2)

PERIOD OF AUDIT : 01/04/2024 to 31/03/2025

Schedule: I.	Transaction involving infringement of the provisions of the Act. Rules and Bye_laws.
	: Vide General Remarks.
Schedule: II.	Particulars of sums, which ought to have been but have not been Brought in to the account.
	: NIL
Schedule: III.	Improper and irregular payments.
	: NIL
Schedule: IV:	List of doubtful debts.
	: NIL
Schedule: V.	List of Movable & Immovable Property and Other Assets. Considered doubtful of realization.
	: NIL

For S.M. Dhuri & Associates
Chartered Accountants

SHREERAM M. DHURI
MUMBAI
M. No. 113781
CHARTERED ACCOUNTANT

(S.M. Dhuri)
Proprietor
Panel No: 18205
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INCOME & EXPENDITURE A/C FOR THE PERIOD ENDED 31st MARCH, 2025

Previous Year 2023-24	EXPENDITURE	CURRENT YEAR-2024-25	Previous Year 2023-24	INCOME	CURRENT YEAR-2024-25
35,431.00	To Advertisement	54,545.00	57,600.00	By Members contribution	134,400.00
5,900.00	To Audit Fees	5,900.00	-	By Collection for Legal & PMC Exp.	1,068,000.00
118.00	To Bank Charges	354.00	-	By Interest on SB A/c	275.00
-	To Legal Consultant Fees	580,000.00			
840.00	To Meeting Expenses	200,050.00			
-	To Misc. Expenses	6,509.00			
-	To PMC Consultant Fees	118,000.00			
5,504.00	To Printing, Stationery & Xerox	7,056.00			
6,750.00	To Salary	66,500.00			
1,000.00	To Travelling Exp.	4,059.00			
514.25	To Trf to Reserve Fund (25%)	39,925.00			
1,542.75	To Excess of Income Over Expenditure	119,777.00			
57,600.00		**1,202,675.00**	**57,600.00**		**1,202,675.00**

As per our report of even date
For S. M. Dhuri & Associates
Chartered Accountants

SHREERAM M. DHURI * CHARTERED ACCOUNTANT * MUMBAI M. No. 113781

(S. M. Dhuri)
Proprietor

Mumbai, dated 28/07/2025

For Wester Park Co-Op. Hsg. Soc. Association Ltd.

CHAIRMAN SECRETARY TREASURER

Co-Op Hsg

WESTERN PARK CO-OPERATIVE HOUSING SOCIETIES ASSOCIATION LIMITED
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BALANCE-SHEET AS ON 31ST MARCH 2025

Previous Year	LIABILITIES		CURRENT YEAR	Previous Year	ASSETS		CURRENT YEAR
	SHARE CAPITAL				**CASH & BANK BALANCE:**		
100,000	*Authorised Share Capital:*		100,000.00	5,356.00	Cash in hand	2,951.00	
	1000 Equity Share Of Rs.100/-each			-	MDCC Bank	14,375.00	
				75,501.00	HDFC Bank	1,267,133.00	1,284,459.00
	Issued, Subscribed & Paid Up:						
7,000	70 Shares of Rs.100/-each		7,000.00				
	RESERVE & OTHER FUNDS				**DUE FROM MEMBERS:**		
	Reserve Fund			4,800.00	Receivable from Bldg. No. 19		-
-	Opening balance	71,214.25					
700.00	Add: Membership Fees	14,100.00					
70,000.00	Add: Entrance Fees	-			**Fixed Assets**		
514.25	Add: Transfer from income & expd a/c	39,925.00	125,239.25	-	Air Conditioner		30,500.00
-	Hardship Money Received from Builders		1,050,000.00				
	CURRENT LIABILITIES & PROVISIONS						
5,900.00	Audit Fees Payable	5,900.00					
-	Salary Payable	5,500.00	11,400.00				
	INCOME & EXPENDITURE ACCOUNT						
-	Balance as per last Balance Sheet	1,542.75					
1,542.75	Transfer from income & expd a/c	119,777.00	121,319.75				
85,657	**TOTAL**		**1,314,959.00**	**85,657**	**TOTAL**		**1,314,959.00**

As per our report of even date
For S. M. Dhuri & Associates.
Chartered Accountants

(S. M. Dhuri)
Proprietor

SHREERAM M. DHURI MUMBAI M. No. 113781 CHARTERED ACCOUNTANT

Mumbai, dated 23/07/2025

For Wester Park Co-Op. Hsg. Soc. Association Ltd.

CHAIRMAN SECRETARY TREASURER

Park Co-Op Hsg.