

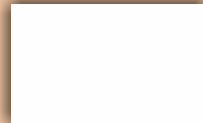


TOGETHER **we** GROW

The Salsette Catholic Co-operative Housing Society Ltd.

BANDRA, MUMBAI - 400 050.

MEMBERSHIP NO.



107th **ANNUAL REPORT**

of The Managing Committee
and Statement of Accounts
for the Year ending 31st March 2025



**ANNUAL
GENERAL MEETING**
on: 28th SEPTEMBER 2025
at: 6:00 P.M.
at: 418, D'Monte Park
Recreation Centre,
D'Monte Park Road,
Bandra, Mumbai 400 050



Children's Day



Annual Thanksgiving Mass



Carnival

Fruit & Veg Sale



Dustbin Distribution





Christmas Tree



Christmas Function



Crib Competition



Postal Cover Release



Flag Hoisting



Picnic



THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LTD.
42, ST. ANDREW ROAD, BANDRA, MUMBAI 400 050

NOTICE

Notice is hereby given that the 107th Annual General Meeting of the members of The Salsette Catholic Co-operative Housing Society Ltd. will be held on 28th September 2025 at 6.00 p.m., at D'Monte Park Recreation Centre, to transact the following business.

1. To confirm the proceedings of the 106th Annual General Meeting held on 21st September 2024.
2. To adopt the Report of the Managing Committee and the Statement of Accounts for the year ending 31 March 2025 audited by the Statutory Auditor, M/s. Sudesh & Company and to ratify the Audit Rectification Report and Form "O" for the year 2024 – 2025 if necessary.
3. To appoint an Internal Auditor for the Financial year 2025 – 2026 and to fix their remuneration for the financial year 1st April 2025 – 31st March 2026.
4. Ratification of appointment of Sudesh & Associates as Statutory Auditor for the next financial year 2025 - 2026 and to fix their remuneration.
5. Motion on page 38.
6. To consider any other business that may be brought forward in accordance with Bye law 38 (6) of the Society's Byelaws.

CORNEL K. GONSALVES
SECRETARY

42, St. Andrew Road, Bandra
Dated: 29th August 2025

- N.B.**
1. Registration of attendance will commence at **5.30 p.m.** sharp. All registrations will **CLOSE at 6 pm** sharp once the meeting commences.
 2. Queries relating to the Accounts should reach the Society's Office by 8.00 p.m on or before 12th September 2025.
 3. Please bring this booklet with you to the meeting as no extra copies would be distributed.
 4. Only members whose names are on the Share Certificate of the Salsette Catholic C.H.S. Ltd. will be permitted to attend the meeting as per order of names only. Only **one** member will be allowed.

PS: All Members to ensure ground rents are paid prior to the 107th AGM.

The Salsette Catholic Co-operative Housing Society Ltd.



42, St. Andrew Road, Bandra, Mumbai - 400 050.

**Attendance of the 106th Annual General Meeting held on
21st September 2024.**

TOGETHER
WEGROW

Sr. No.	Mem. No.	Name of Member / Society	Sr. No.	Mem. No.	Name of Member / Society
1	1	Mrs. Esmeraldo Lobo – Princess C.H.S. Ltd.	25	64	Mrs. Averil Ann Gonsalves – The Ivory C.H.S. Ltd.
2	6	Mr. Ivan Mendonca	26	67	Mr. Lionel Pereira
3	7	Sr. Doris Pereira – The Lourdes Society	27	68	Ms. Faye Fernandes
4	14	Mr. Jude Soares	28	71	Mrs. Zara Pereira
5	15	Mr. Gerard D'Souza – Massabielle C.H.S. Ltd.	29	72	Mr. Loy D'Penha
6	16	Ms. Shivon Nandi	30	74	Mrs. Pearl D'Silva – Valle Villa C.H.S. Ltd.
7	20	Mrs. Celsia Bocarro	31	75	Mr. Vijay Misquitta – New Shangrila C.H.S. Ltd.
8	23	Mr. Gerard Gonsalves	32	76	Mrs. Lynette D'Mello
9	24	Mrs. Ingrid Wadhwani	33	77	Mr. Sudhir Lobo
10	26	Mr. Trevor Pereira – Evelyn C.H.S. Ltd.	34	79	Mr. Shawn Brindley – New Casa Maria C.H.S. Ltd.
11	28	Ms. Yvette Braganza – Jondele C.H.S. Ltd.	35	81	Mr. Ivor Sheldon – Confidence C.H.S. Ltd.
12	29	Mrs. Marianella Saldanha – New Mon Repos C.H.S. Ltd.	36	84	Mr. Bronwyn D'Aguiar
13	30	Mr. Jude D'Souza – Mystique C.H.S. Ltd.	37	89	Mrs. Placida Dantas – Chez Nous C.H.S. Ltd.
14	34	Mr. Joseph Pinto – Madonna C.H.S. Ltd.	38	90	Mr. Patrick Fonseca
15	36	Mrs. Regina Rodricks – Park View C.H.S. Ltd.	39	92	Mrs. Genevieve Fernandes
16	37	Mr. Ajit Rodrigues	40	94	Mr. Xavier Rebello – Archlyn C.H.S. Ltd.
17	41	Mr. Godfrey Rodrigues	41	96	Mr. Carl D'Abreo – New Bella Villa C.H.S. Ltd.
18	47	Mr. Nigel C. Aguiar	42	97	Mr. Bernard Remedios – Felexтина C.H.S. Ltd.
19	49	Mr. Keith de Sales – Ebenezer C.H.S. Ltd.	43	100	Mrs. Blossom Coutinho – Anica C.H.S. Ltd.
20	52	Mr. Brian D'Souza	44	101	Mr. Newman Vaj – Silver Krism C.H.S. Ltd.
21	53	Mrs. Desiree Thakur	45	103	Mrs. Melanie Valladares
22	60	Mr. Hubert Lasrado – Sylva Condor C.H.S. Ltd.	46	104	Dr. Selwyn Almeida
23	62	Mrs. Christine Menezes	47	105	Dr. Derick DeLima
24	63	Mr. Peter Fernandes	48	107	Ms. Malika Rodrigues

Sr. No.	Mem. No.	Name of Member / Society	Sr. No.	Mem. No.	Name of Member / Society
49	110	Miss Noella Venne	81	203	Sr. Luiza Fernandes
50	114	Mrs. Betsy Pereira			– Auxilium Salesian Society
51	118	Mr. Michael Ferreira	82	204	Rev. Fr. Clarence Fonseca
52	120	Mrs. Bernadette Fernandes	83	205	Mr. Nikhil Ferreira
53	123	Mr. Joseph Alvares			– Belle Vue C.H.S. Ltd.
54	124	Mr. Geoffrey Nagpal	84	207	Mr. Conal Lobo
55	127	Mr. Kevin Fernandes			– Pitlochry C.H.S. Ltd.
56	128	Mr. Sunil Rodrigues	85	208	Mr. Jude Remedios
57	132	Mrs. Rosalia Fonseca			– Anstel Flat Owners Assoc.
58	134	Mr. Deepak D'Souza	86	213	Mr. Michael D'Souza
		– The Favourite C.H.S. Ltd.			– Bonville C.H.S. Ltd.
59	135	Mrs. Marie Paul	87	214	Mrs. Shirley D'Penha
		– The Elysium C.H.S. Ltd.	88	217	Mrs. Clotilda D'Souza
60	136	Mr. Fidelis Mascarenhas			– Cecilian Villa C.H.S. Ltd.
		– Annarissa C.H.S. Ltd.	89	219	Mr. Sunil Gonsalves
61	137	Mr. Gordon Netto	90	224	Mr. Kuljeet Singh
62	138	Mrs. Andreanna D'Souza	91	227	Mr. Grenville D'Souza
63	140	Mr. Nitin Gomes	92	232	Mr. Wendell Remedios
64	145	Mr. Joseph F. D'Cruz	93	237	Mrs. Ginette Fernandes
65	152	Mr. Leyland Mendes	94	242	Mrs. Sonja Curzai
		– Andre C.H.S. Ltd.			– Merriville C.H.S. Ltd
66	160	Mr. Nereus D'Souza – The	95	244	Mr. Sidney Lobo
		Eden Residency C.H.S. Ltd.			– Alsid C.H.S. Ltd.
67	169	Mr. Allan D'Gama	96	255	Mr. Alan Dyas
68	174	Mr. Errol DeSouza – The	97	261	Mr. Sebastian A. Pallathussery
		Bandra Crescent C.H.S. Ltd.	98	301	Mr. Anthony Machado
69	175	Mr. John Rumao	99	302	Mrs. Maria Fernandes
70	176	Mrs. Esther D'Sylva	100	325	Mr. Joaquim Mascarenhas
71	182	Mrs. Blossom Caeiro			– Vida Apts. C.H.S. Ltd.
		– Grosvenor C.H.S. Ltd	101	331	Mr. Gilroy Crasto
72	184	Mr. Stephen Ambrose	102	336	Mrs. Brenda Rodrigues
		– Palmgrove Apts. C.H.S. Ltd.	103	399	Mr. Renton D'Souza
73	188	Mrs. Colleen Gonsalves	104	410	Mr. Cornel K. Gonsalves
74	189	Mrs. Lorraine Rana D'Mello	105	412	Mr. Stanny Alphonso
75	190	Mrs. Theresa Rodricks	106	415	Dr. Pascal DeNiese
76	192	Mr. Wayne D'Lima	107	419	Mrs. Eunice D'Silva
77	195	Mr. Glen D'Costa	108	421	Mrs. Frances Fernandes
		– Hope Crest C.H.S. Ltd.	109	428	Ms. Marie Misquitta
78	196	Mr. Rohit Lobo	110	429	Mrs. Rohina Fernandes
		– The Legend C.H.S. Ltd.	111	442	Mr. Yoric Rodrigues
79	197	Mr. Daryl D'Mello	112	446	Ms. Elizabeth A. Vargis
80	198	Mr. Vivek Nair	113	448	Mrs. Pearl Roche
		– Laburnum C.H.S. Ltd.	114	451	Mrs. Camille Chinoy

Sr. No.	Mem. No.	Name of Member / Society	Sr. No.	Mem. No.	Name of Member / Society
115	452	Mrs. Marie Arlene Creado	123	482	Mr. Michael Henriques
116	453	Mrs. Phyllis Rodricks			– Anclare Abode
117	456	Mrs. Lorraine Fernandez	124	483	Mr. Roney Miranda
118	459	Mrs. Henrietta D'Abreo			– Central Park Apts
119	463	Dr. (Mrs) Maureen Melo	125	485	Mrs. Mary Grace Fernandes
		Furtado	126	486	Mr. Ivo Pereira
120	467	Mr. Vivian Joshi			– The Moorings C.H.S. Ltd.
121	468	Mrs. Ida Colaco	127	487	Mrs. Marissa Pereira
122	474	Mr. Gavin Castelino			

Abridged Minutes of the Proceedings of the 106th Annual General Meeting of The Salsette Catholic Co-operative Housing Society Ltd.

Blossom Coutinho: Good evening esteemed members and a very warm welcome to the 106th Annual General Meeting. On behalf of the Managing Committee, I would like to begin by inviting you to take a moment of reflection and prayer. We have the Sisters of the Holy Order with us, Sister Doris, Sister Louisa and Father Clarence and we would like to recite "The MEMORARE"..... Kindly rise. (The Memorare was recited by all)

Now in the memory of our departed members of the Salsette Society lets us recite the Lord's prayer and a Hail Mary (The Our Father and Hail Mary was recited by all)

Thank you, please be seated and kindly put your cells on silent.

At this time, I would like to extend our heartfelt appreciation to the Committee Members and the dedicated staff at the Salsette Office and DPRC for their unwavering commitment and service. We did receive two letters. One on general matters and the other on accounts. I would like to read the first letter dated 6th September 2024.

To the Chairperson & Secretary
Salsette Catholic Co-operative Housing Society Ltd
Bandra Mumbai

Dear Blossom and Cornel,

Sub: **106th Annual General Meeting** of our Society to be held on 21st September 2024

On page 1 of the AGM booklet para 1 second sentence states all registrations will close at 6.00pm sharp since the meeting commences. Which bye-laws or provisions of the law give you the authority to arbitrarily close registrations. This sentence was not included in our previous AGM booklets. Kindly ensure that if for any legitimate reason a member cannot be present at 6.00 pm sharp entry and attendance will not be denied. Please note as per the Government of Maharashtra circular video/audio recording of the AGM is required and this should be complied with. Kindly confirm that this being adhered to failing which I reserve my right to raise the point at the AGM. Thanking you, Sincerely, Bronwyn Aguiar, Membership No. 84.

The first part of the registration closes at 6.00 pm sharp. This is a non-issue. The

book clearly states that the meeting starts at 6.00 pm. No member is denied entry, and we also after 6.00 pm, keep it open for the 2nd shareholder, 3rd shareholder to attend the AGM. We also need our staff to help with counting of votes once the meeting commences. No member will be denied entry. As for the Video recording, you mentioned a Circular, it is without any date. After this the Govt. of Maharashtra, came out with a Chapter for Housing Societies according to Section 75 in the year 2014-2105. We are following all the points as mentioned in Section 75 from point 1 to point 10, which does not state about the video recording. More so, Salsette Society had written to the Commissioner and Registrar of the Co-operative Societies in Pune and they have not responded, including taking up the same with the Deputy Registrar. This clarifies our stand and there will be no further discussion on this.

Our special thanks to our legal advisers Clive D'souza, Raphael D'souza, Brian D'Lima whose diligent work and invaluable guidance have been instrumental to our success which will be elaborated as we proceed.

On a practical note, Sahakari Bhandar cards will be available for collection from November 15, 2024 till December 31, 2024. So please take note of these dates.

Holy Family Hospital: 20% senior citizen discount for all OPD tests and consultations for our Salsette Members and their spouses.

12.5% discount for Salsette members at Nature's Basket against ID cards

We are now pleased to inform you that Willingdon Catholic Gymkhana has offered Salsette and DPRC users a discounted rate for all events held at Willingdon Catholic Gymkhana grounds. This is truly a wonderful gesture and we will also reciprocate this, which I am sure you will agree.

There is a 15% discount on food at Pali Village Restaurant in Lonavala, which will now be available for all our Salsette members and DPRC users on producing of ID Cards.

We are also having a number of medical mantras in collaboration with Holy Family Hospital and with other hospitals.

I also want to remind you of our upcoming Annual Thanksgiving Mass scheduled for Sunday, 20th October 2024 at 8.15 am at St Andrews Chapel. We deeply value your presence and participation at this important event. Please note the change of date.

This year DPRC has been selected as Polling station for the upcoming Assembly elections.

Looking back at the year behind us, our Housie and Karaoke nights are a weekly feature enjoyed by both members and guests. For the first time we hosted the Christmas Bazar which turned out to be a tremendous success. DPRC also presented two fantastic musical concerts with performances by Tammy & Roy and Gary Lawyer Band. Both events were smash hits and of course who could forget our unforgettable Starry Starry Night Christmas in the Park which brought so much of joy and festive cheer. Building on that success we are excited to announce that we will be hosting the Starry Starry Night Christmas in the Park on December 7th this year. And we hope you will join us for what promises to be a magical evening. In the next year this will be held on 30th November 2025. Besides this we will be having a number of events for which we will need your sanction as mentioned on page 77.

I would like to take you to page 43 and would request your support in approving points (a) to (e). Accounts: The Income and Expenditure Account for the year ended 31 March 2024 shows a surplus of Rs. 4,32,69,007.07. The Managing Committee recommends appropriation as under:

- a) Statutory Reserve Fund - 2,23,66,504/- (Two crores Twenty Three Lakhs Sixty Six Thousand Five Hundred and Four)
- b) Dividend @15% - 18,525/- (Eighteen Thousand Five Hundred and Twenty Five)
- c) Ex-gratia to staff for SCCHS & DPRC - 3,69,954/- (Three Lakhs Sixty Nine Thousand Nine Hundred and Fifty Four)
- d) Provision for Income Tax - 54,31,470.00 (Fifty Four Lakhs Thirty One Thousand Four Hundred and Seventy)
- e) Honorarium as per the New Act - 1,71,551/- (One Lakh Seventy One Thousand Five Hundred and Fifty One) Secretary, Acting Secretary, Treasurer

The dividend if approved at the Annual General Meeting will be made payable after 45 days of the General Body approval of the first named member under each membership in the Member's Register, as on 31st March 2023, by Account Payee cheque and may be collected from the office on any working day between 5.00 pm and 7.00 pm from 1st November 2024.

Blossom Coutinho: Dear members, we will now start with the Agenda. Let us go to the first point.

1. To confirm the proceedings of the 105th Annual General Meeting held on 24th September 2023

Since the minutes of the AGM have already been circulated and it is taken as read, I would like to propose the same and would like someone to second it.

Loy D'Penha Membership No 72 is the Secunder. We will now put this to vote. Kindly use your white voting card - Edith and Ralph please do the count. All those in favour kindly raise your white voting cards (For: 116). Those against to raise your card. None. This motion is carried.

2. To adopt the Report of the Managing Committee and the Statement of Accounts for the year ending 31st March 2024, audited by Statutory Auditor M/s. Sudesh & Company and ratify the Audit Rectification Report and Form "O" of the year 2023-2024.

Please note there is no rectification to be done and I am pleased to announce that once again our Society has been awarded and "A" Audit class from our statutory Auditor.

Here we have received a query from Bronwyn Aguiar and Darryl D'Mello. I would like our Secretary, Cornel K Gonsalves to respond and after that we will put it to the vote.

Cornel K Gonsalves: My dear members I will read the letter. Below are the queries relating to accounts 106th AGM booklet notice 31st August. Schedule 15 – Legal Fees – 18,26,743/- Kindly provide me details of the Lawyers, Advocates, Counsel set as per Court Cases pages 47 & 48 and he has listed three cases:

1. Miscellaneous Application – Dy Registrar – Mr Michael Ferreira, Mr Ravi Pereira, Mr Bronwyn D'Aguiar V/S. The Salsette Catholic Co-op. Hsg Soc. Ltd. Writ Petition 13483. Kindly note that this claim is not miscellaneous application as it is under 75/5.
2. The Salsette Catholic Co-op Hsg Soc Ltd V/S. The Bandra Gymkhana – Suit No. 2039 of 2021 in Bombay City Civil Court Borivali Division at Dindoshi. Suit is pending at Dindoshi Court. Suit AO 163/2023 filed in the Bombay High Court and pending in the Trial Court.
3. The Salsette Catholic Co-op Hsg Soc Ltd V/S. The District Dy Registrar Co-op Societies, Mumbai City (3) and Competent & Ors. Application No. 65 of 2008 in respect of Joycelyn.
4. State (Bandra Police Station) Loy K D'Penha CR No. 471/2022 – Application No. 93 of 2023 Loy D'Penha V/s Sate of Maharashtra & Ors
5. Schedule 16, pg 76 – Expenses for Founder's Day Expenses and Annual Thanksgiving Mass expenses, etc, is almost double compared to previous years -and deficit is Rs. 6,27,294/-. Please explain.
6. Kindly also provide us the following details with respect to DPRC: Average number of members using the swimming pool, Badminton Court, members attending Housie and Karaoke Nights.

Please ensure that application and details in response to our queries are given to us in writing before the AGM at my address : St Ann's Rest, St Francis' Road, Bandra, Mumbai 400050.

Cornel K Gonsalves – Response: Once you write anything on the Accounts or queries on the AGM, it is the property of the House. So, we decided as per procedure over the years, we will respond on the floor of the House.

Schedule 15 - Legal Fees: Writ petition No. 13483 of 2023. The respective Advocates names. You are party to the case and names are available in the order itself. Where I am concerned your advocate is Suthapa Saha with Nimay Dave as the Counsel. Where we are concerned - Marilyn Gonsalves, Godfrey Rodrigues, Ivan Mendonca and myself are concerned, we have Ashish Kamat, Senior Counsel, with Brian D'Lima and Raphael D'souza and from Salsette Society we had Clive D'Souza with Dr Abhinav Chandrachud. The details fees that have been paid - Advocate Akansha Saxena Rs.21,500/-, Senior Counsel, Ashish Kamat Rs.1,37,500/-, Conference call with Senior Counsel Rs.33,250/-, that is on Writ Petition 13483 and Dr Abhinav Chandrachud Rs.1,00,000/-

In Suit No. 2039 at Dindoshi Court – Advocate Brian D'Lima Rs.33,500/- opinion of Justice Ferdinand Rebello Rs.1,50,000/- x 2. Conference call Rs.50,000/-

The question is, I am not too sure exactly what your question is, on deemed conveyance. You say that Salsette Society V/s District Deputy Registrar competent authority in respect of deemed conveyed application no 65. By the way in this financial year we have not paid a rupee. Since this case has gone on for two years it was handled from the Deputy Registrar to Jt Divisional Registrar, it mentions, subject to the Writ Petition. The problem with Joycelyn was that there was somebody from our Managing Committee, who was instigating Joycelyn on our Bye Laws on the deemed conveyance and it is there with me in writing, asking them to oppose the letter received from Joycelyn to sign consent terms in Court. And the consent terms were what - because the deemed conveyance authorities deleted all our bye-laws. I must tell you, three weeks ago, the Writ Petition came up, consent terms were signed, and the judge has passed and order upholding all the bye-laws of the Society. It was handled by Advocate Clive D'Souza and from Joycelyn side it was handled by Advocate Serrao. I was in Court because I was called by the Judge to sign on behalf of the Society and Arun Fernandes was there from Joycelyn as Secretary. And the detailed order upholds all the bye-laws of the Salsette Catholic Co-op Housing Society. Most importantly it is basis the Supreme Court order which has become law now. In 2005 where the Zorastrian Co-operative Hsg. Society where Soli Sorabjee won and there are few other judgements, two of them are quoted in this order. I must also tell you that I thank Joycelyn for standing by the Society. The reply says, "Cornel if it was not for your

dedication this would not have happened". So you need to thank Joycelyn and you need to thank the Salsette Society for fighting this case and ensuring our bye-laws are met in toto. And I think now Clive D'souza will get the certified copies. So that is where the Deemed Conveyance application is concerned. Clive D'Souza you will send your bill this year right?

The other question is Loy D'Penha CR 471, the Advocate Sr Counsel's name is Azeem Naphade is Rs.37,500/- . Paid

Schedule 16 page 76 - It is a fact. First of all, Rs.6,27,294/- which according to the auditors it is showing as Deficit but it is technically not a deficit because as you all know for Founders Day, for Rosary, Thanksgiving mass, Stations of the cross and for Face of the Faceless we gave snack boxes or we gave a dinner for our Founders Day. And I am happy to say we had over 250-300 people attending them. I have asked the Auditors since this has come up this year the deficit is a misnomer since there is no income on the functions. It is the Society who is giving the snack boxes etc for all functions like any other Society etc so I am just clarifying this. It is for this fact that Bronwyn has definitely quoted that the amount is double. Yes, if people are coming I cannot stop our members from coming. I have not seen Bronwyn or Darryl attending these functions.

He asked for details about swimming. So, I will give you on an average, quarterly. Swimming: Members/Users 137; Coaching: Members/Users 16 – which is a total of 153 members; Guests 72; Daily fees: 112

Badminton: Members/Users annually 27; Members/Users daily 24 which is a total of 51 and Guests - annually is 1288.

Housie was started in December 2023 and these figures are till March 2024. Members/Users: 200 on show of their Identity Cards. No entrance fee charged for our Users who come to play Housie. All of them have Identity Cards, their entry is free. Guests average is 145. This gives DPRC an impetus on the entrance fee ranging between Rs. 7,000/- to 8000/- per Housie. I must also add, before we started Housie, after clearing all the legal and technical queries, I requested the Managing Committee which they did sanction Rs.60,000/- to run Housie, because it is rolling. I am very pleased to advise you that my Sub-Committee mentioned in the book, which is headed by my friend Michael Henriques, and the rest of us Sonja, etc who help us run Housie and Karaoke nights. We have not touched the sum of Rs.60,000/- which was sanctioned, because I have a donor that came forward and has given us Rs.80,000/- and we are running Housie not from the money sanctioned, and Housie is running extremely well.

Karaoke Night: As you see our Karaoke Night is live and if you see the comments

that come in, and it is headed by Sonja and all of us behind her. On an average members per month is 86, while guests are 291 and that is an additional income for the DPRC.

Bronwyn Aguiar: Good evening, my name is Bronwyn Aguiar – Membership No.84.

I had only asked for the details of the accounts but unfortunately, it's gone into a longer debate. But prompting themselves on what is happening. It was a simple thing, that the practices are many which are being practiced out here are not in line with the bye-laws and with the functioning. The question is that when someone asks, I have asked this thing, the answer should be sent to me. Now 1/2 hr, 1 hr goes if people are interested or not. Anyway, it is good in one way in this AGM that the details are out. The question is, that for the Karaoke night in the last one he is not giving details. He says it is just giving additional income. Expenditure and Income is the only thing that I have asked. Should not get into the other factors. If I have asked for the accounts, stick to the accounts.

Cornel K Gonsalves: By the way, please let me clarify, for all these functions Mr Aguiar, if you had checked the DPRC Rule no 2, it says we have to provide social and recreational facilities and it also in my bye-law book. And what he has asked I have given a detailed explanation, if you can comprehend the same.

I would like to digress on one issue with the permission of the Chair. It is very important for all of you to know this. Okay - Do I have your permission and the permission of the House to go ahead? Several years ago there was a building called Gasper Enclave. And many of you'll, I was not there, but many of you'll have been attending general body meetings, this developer put up a building and bought outside TDR. The Salsette Society maybe 35 years ago went to Court and the Court said now let it be, this order can never be quoted, and the developer was fined Rs.1.25 crores that Salsette Society received 35 years ago, so you know what that was. So that is a credit to our Advocates first. Most importantly this developer had entered into 15 perpetuity agreements with 15 non-catholics and with our legal advisor and the earlier Managing Committees, wrote a very strong letter to Gasper Enclave and I am pleased to tell you out of these 15 non-catholics, we fined them all. 9 of them have paid the fine and the flats are sold only to members of the Roman Catholic faith, and that is an achievement, which is upholding our bye-laws. Why I am saying this - a few days back, I had to argue personally, because our advocate unfortunately was hired by Gasper Enclave but he gave me everything to argue the case I must tell you that I argued the case because they were going behind our backs I asked for the Salsette Society to be interveners, and we won the case. And most importantly 3 days back, the order is with me, with the help of Raphael D'Souza's backing us. They claimed membership because the old man died, so the daughter is claiming membership,

and we fought this case in the Deputy Registrar's office on 3 counts: 1) intervening, which was accepted; 2) we argued, I argued that the Deputy Registrar has no jurisdiction to entertain this; The latter part we will handle later, because we have 5-6 orders that we have received. So this is how we have safeguarded our Society's interest.

Blossom Coutinho: I would like to put this to vote and would like a proposer and seconder.

Joaquim Mascarenhas: Good evening Members, I am Joaquim Mascarenhas, share certificate. No.325 Vida Co-operative Hsg Soc and also your elected member on the Managing Committee. Members, I would like to draw your attention to page 77 of the 106th Annual Report pertaining to estimated expenses for the year 2024-2025, which is a standalone and not part of the Management Committee Report, the Annual Report starting on page 40 nor is it a part of the Auditors Report on Schedules forming part of the Balance Sheet on Income and Expenditure account. A figure of Rs.2,48,50,000/- is said to be approved by the Managing Committee and proposed to be spent in the year 2024-2025. I would like to draw your attention to the following items of expenditure: Picnic Rs.1,50,000/-; Annual Thanksgiving Mass/rosary Rs.3,00,000/-; Entertainment Programme: Rs.10,00,000/-; Maintenance of assets Rs.20,00,000/-; Sports: Rs.4,00,000/-; Sports/Fitness Equipment Rs.10,00,000/-; DPRC Expansion Plan: Rs.2,00,00,000/-; Total = Rs.2,48,50,000/-. I will break up the above expenditure in 3 parts. Part I: No problem at all with this part of the proposed expenses of Rs.4,50,000/- for the picnic, annual thanksgiving mass and rosary. The 2nd part is with respect to the other items amounting to a total of Rs.44,00,000/- such as entertainment programme Rs.10,00,000/-; maintenance of assets Rs.20,00,000/-; Sports, Rs.4,00,000/-, Sports/fitness equipment Rs.10,00,000/-; no specific details have been provided. Bear in mind dear members that as per the Income and Expenditure Statement for the year ended March 31st 2024 the excess of expenditure over income which is basically a subsidy or loss is Rs.55,93,000/- that is an increase of Rs.12,00,000/- loss as compared to the previous years' loss of Rs.43,92,000/-. Members, please understand, DPRC is incurring each year a loss of half a crore of rupees. Can we afford such extravagant expenditure of Rs.42,00,000/- given that DPRC is running such a huge loss? The second part of the proposed expenditure of Rs.42,00,000/- needs to be justified with specific details for prior approval of the General Body before the Managing Committee can sanction or spend it. 3) The 3rd part covers the DPRC expansion plans of Rs.2,00,00,000/-. As a responsible person of the Managing Committee, answerable to you dear members the Managing Committee does not have the power to carry out such expenditure without prior approval of the General Body as per Bye-law 54 as below. I will read it for your convenience ' Bye-Law 54:

"Without prejudice to and not so to limit or restrict the general powers conferred by the last preceding bye-law and the other powers conferred by the rules of these bye-laws it is hereby expressly declared that the Committee shall have the following powers i.e. to say power 1) H - to enter into all contracts for the Society and settle the terms thereof provided that in case of the following the Managing Committee shall take the prior permission of the General Body before entering into any agreements: 1) purchase plot or plots; to appoint an architect of the Society for presentation of layout plans and estimates for construction; to invite tenders and appoint contractors for construction of tenements. The above expenditure for DPRC is under Bye-law 54-H2. No details have been provided such as any blue prints, project plans, cost break-up, vis-à-vis benefits, overall sustainability of DPRC despite huge losses incurred year after year. Full justification as to how the proposed expansion will generate additional revenues for the benefit of members and without incurring further losses which the society has been subsidising for all these years. From what I have just stated members, I am sure you will agree that the Managing Committee is not authorised to sanction and spend the above expenditures, without prior approval of you dear members constituting the General Body, a pre-requisite for any such expenditure is incurred. In view of the facts placed before you I propose the following resolution: "Resolved that the following expenditure: Maintenance of Assets – Rs.20,00,000/-; Sports – Rs.4,00,000/-; Sports/Fitness Equipment – Rs.10,00,000/-; Entertainment Programme Rs.10,00,000/-; DPRC Expansion Plans – Rs.2,00,00,000/-". As mentioned on page 77 of the 106th Annual General Meeting Report, requires permission of the General Body at an Annual General Meeting or an Extra Ordinary General Meeting. Hence until the same is passed at any of the aforesaid meetings for which due notice is given as per the bye-laws, the Managing Committee is not authorised to implement and/or spend the above given amount. For Maintenance of Assets and Equipment, on-going routine maintenance, emergency repairs and works done under annual maintenance contracts are to be allowed and continued. I propose this and I request a Secunder. Bronwyn D Aguiar has agreed to Second it. So I have stated this, if any of the Members wants to speak.

Cornel K Gonsalves: First of all my dear members if you paid attention to what our Chairperson said I do not know talking about the Rs.2,00,00,000/- expansion - Yes – Mr Joaquim Mascarenhas at the Managing Committee meeting discussed for 45 minutes why we should do this for DPRC when we decided to go in for the expansion plan. The expansion plan is to our terrace on the 2nd Floor wherein our members can book it for their functions. It is 2864 sqft for our members. I am very, very, shocked at what he says. All these maintenance issues are discussed at the Managing Committee meeting. First of all, Mr Joaquim Mascarenhas claims he is a member of the Managing Committee which is good, but obstructing the Managing Committee at nearly every meeting is his brain child. I am sorry to say

this, and most important, when all this was discussed at the Managing Committee if there was anything on accounts he should have given it in writing before the 9th September and we would have clarified it. Most important, (may I please finish) year on year this August House has been passing these accounts in this fashion. DPRC in 2006, to remind you, was passed as a Recreational Centre not Club because of members contribution under Bye-Law 35 C. I must take you to the Act. Year on year - By the way these gentlemen had taken this up including my good friend Michael Ferreira, who may not remember, under their Miscellaneous Application against us when we did certain repairs in 2019 - (let me finish please - I did not interrupt you and I was silent). You should have some decorum in the House. Year on year it is approved and the Deputy Registrar says it is in order as per Bye-Laws. The Bye-Laws is a separate issue. The Act 75/5 says we have to give a budget, we have given a budget. I am placing it before the General Body to vote. The General Body will approve or disapprove. And the expansion plans are for the benefit of our members which is an added income. As per viii of the Act I am supposed to place before the General Body for approval. This is an estimated budget for the year, it is in the Act. So where is the question about me saying I am not taking the General Body sanction. I oppose this point of order. First of all Madam Chairperson, this issue brought up by Joaquim Mascarenhas should have been written before the 9th of September and most important our bye-law that he is quoting 54 is for sanction (please I did not interrupt you). The Act is extremely clear and we have done it as per the Act my dear members, I have raised/opposed a point of order and I would appreciate you can vote it or you do not have to vote it, you can throw it out so that is what has to be decided. I don't really see any meaning in this discussion. Most important Joaquim Mascarenhas does not know the meaning of Loss & Accounting procedure.

Blossom Coutinho: I am now putting this to vote.

Joaquim Mascarenhas: Madam Chairperson I want to clarify, since some allegations have been made against me. This matter was discussed for not more than 5 minutes and I agreed that this entire proposal which is contained on page 77 in particular the Rs. 2,00,00,000/- expansion plan - I agreed with the process that it has been approved by the Managing Committee for presentation to the General Body for approval and therefore I request you to vote on the basis of what I have presented. As far as the allegations that for 45 minute it was discussed - I am very clear - I am good at economics but I am not economical with the truth. The truth can speak for itself, but this was not approved. But I have not approved it as part of the Managing Committee process, I have approved it for submission, and for presentation to the General Body here and now, after you hearing me to say Yes or No. I leave it to you General Body.

Bronwyn Aguiar: Dear members there were strong allegations made against a

Managing Committee member, that is actually slander and that should stop. Secondly, I don't see any harm if even a Managing Committee member raises any issue being a Managing Committee member. I think he has done it in pure interest of all the members. Had this thing not been raised, we do not know what is going to come up, what is going to be spent, and how many people are going to benefit from it or what is the profit or loss.

Cornel K Gonsalves: Bronwyn Aguiar, these are not allegations but facts.

Blossom Coutinho: Ok that's enough, Bronwyn, please stop, we have to move ahead.

I would like to put this to vote and would like a proposer and seconder. Proposer Selwyn Almeida and Secunder - Keith DeSales. We are voting for item no 2 on the agenda.

Blossom Coutinho: Item no. 2 on the Agenda - To adopt the Report of the Managing Committee and Statement of Accounts for the year ending 31st March 2024 audited by the Statutory Auditor, M/s Sudesh & Company and to ratify the Audit Rectification Report and form "O" for the year 2023 – 2024.

Cornel K Gonsalves: I must tell you because in 2006 DPRC plans were manually approved it is now being done digitally. Those are one of the processes.

Blossom Coutinho: It is already approved.

Blossom Coutinho: I would now like to put this to the vote. Proposer Selwyn Almeida- Membership No. 104, and Secunder - Keith DeSales- Membership No.49. All those who are for it kindly raise your white voting card: For: 106; Those against : 09. This motion is carried.

Blossom Coutinho: To appoint an Auditor for the Financial Year 2024 – 2025 and to fix their remuneration of the financial year April 2024 to March 2025. I would like Cornel to read the motion.

Cornel K Gonsalves: Okay - my dear members I am proposing the resolution that again has been discussed and approved at the Managing Committee. "To appoint Harish Hegde & Co, who has quoted auditor fees at Rs 55,000/- plus the applicable GST and fees for preparing, computation, income tax, ITR, filing the same with Income Tax authorities Rs 25,000/- + GST. So, I am proposing this can I have a seconder - Loy D'Penha.

Blossom Coutinho: We will now put this point no. 3 to vote. All those are for,

please raise your white voting card (For: 124). All those who are against please raise your white voting Card – None. Motion is carried.

Blossom Coutinho: We now move to motion no. 1 on page 50. (Blossom read the motion).

Blossom Coutinho: I would like to call Errol D'souza from the Finance Committee to first come and explain. After he explains you can come up.

Darryl D'Mello: Hello everyone I am Darryl D'mello. Membership No.197. I am raising a point of order on this motion because, firstly there is no proposer or seconder for this motion. The last date for giving any motion is 30th May of the year. And in this case the motion has been given without a proposer and seconder. Secondly, as per the Society's Bye-Law 54 para H, sub para 2, the General Body has to approve the architects visit for inspection of a flat but in this case things have been done in a reverse manner, as the architect has already visited the flat, made a report and now they are coming to the General Body to take permission. Thirdly, this matter has been raised by a tenant of the society and not a member and we as members need to know who is behind this motion. Further, Madam Chairman, in spite of this if you decide to proceed with the motion it violates our bye-laws and is unlawful. Thank you.

Blossom Coutinho: Thank You. I overrule the point of order. Can I have Errol from the Finance Department to come. I ask the Secretary to answer this.

Cornel K Gonsalves: I want to tell you something again this is obviously prodding by somebody that I had mentioned earlier. This entire scope for the last seven months has been gone through by our architect, given a report, and most importantly had these people had little patience it would have been put by Errol D'Souza. We have gone and paid also Perfect Valuation Consultants to give us the complete low down on all these things and it is professionally done. More so, please look at the history of this Institution. It is a Managing Committee Resolution and had they had a little patience - there are many such instances here, where, when a managing committee proposes they write it down but it is proposed by a Managing Committee member and in Errol's presentation it was going to be shown where he proposes it and all this has been sanctioned at the Managing Committee level, and we are coming to the General Body for the sanction. To cut this short, I am seconding the same for Errol before he starts his presentation, which is already there.

Errol D'souza: Good evening, ladies and gentlemen, I am Errol D'Souza Membership No.174 and also a member of the Managing Committee. So, I was requested to make this presentation, so I wanted to study it at length, so

therefore I made a study and I would like to present to you, because I had to learn the whole thing. I think it will make it easier if we go through certain facts of this case. First and foremost, I would like to tell you presently we have 4 properties in Bandra : Annette, Shantivanam, Paramel Apartments and 4th a freehold land, plot no 29 on Hill Road. These are the assets that we presently have. Now regarding flat No 8 on Hill Road, I just want to give you the details of the flat- it is a two storey building, RCC frame structure, without a lift, having two flats per floor. This is a terrace flat having 1190 sq ft carpet area with a balcony 50 sq ft and a built-up area 1458 sq ft. The configuration - it is a 3 bedroom house with 3 toilets and 2 balconies and a covered garage of 22 x 11 ft. Mrs Suzanne Rego is in possession of this tenanted flat or property with no lift and which is in their possession since the last 64 years or thereabout, purchased by her parents sorry it is tenanted I am so sorry please forgive me. Mrs Suzanne Rego needs to shift to Bangalore because she is unwell and she wants to give back the flat to the Salsette Society. The flats in that area incidentally, is in the vicinity of around 8 crores. Now we have received a valuation, done by the Salsette Society by Perfect Valuations & Consultants just to know what is the cost, what is the value of the property and also Mr Jorden D'souza who is an architect and they have mentioned that it is in the vicinity of about 4 crores (Rs.4,00,00,000/-) since it is an old flat and it has no lift. Now this is the valuation table: Flat No 8 - 1458 sq ft @ 44,000/- per sq ft comes to 6 crores forty one lakhs and 52 thousand (Rs.6,41,52,000/-). It has a closed garage which is valued at 25 lakhs making a total of 6 crores 66 lakhs 52 thousand (Rs.6,66,52,000/-). The realisable sale value is 90% of the fair market value which comes to around 5 crore 99 lakhs 86 thousand and 800 rupees (Rs.5,99,86,800/-). A distress sale, suppose it was sold under distress, the value would have been around 5 crores. (Rs.4,99,89,000/-) and the Govt registration value is only 3 crores 4 lakhs 53 thousand two hundred and 46 rupees (Rs.3,04,53,246/-). The closed garage is 20 lakhs 47 thousand and 110 rupees (Rs.20,47,110/-) making a total on the government registration value of 3 crores 25 lakhs 356 rupees (3,25,00,356/-). Now this flat has been offered to Salsette at a reasonable price of around, sorry not around, for Rs.1.60 crores. Now she has offered it to us at this price, Okay. Now if we agree to this price of 1,60,00,000/- it will be an asset in our hands and the rent in that area which is already in the pipeline incidentally is in the vicinity of about Rs.1.8 lakhs to Rs.2.0 lakhs per month, amounting to nearly Rs.12-15 lakhs a year, if you make it either residential or commercial. And after this rent covers Rs.1.60 crores, the asset is ours and we would then be earning on the same especially if it is converted to a commercial premise. Incidentally, it is already a commercial premise in some of the places. Now, presently the rent we get on this flat because it is 60 years old is Rs.4500/- a quarter which amounts to Rs.1500/- per month. And if we give it on leave and licence we would get in the vicinity of Rs.1.0 to Rs.2.0 lakhs per month, and all these expenses could be covered - like medical could be enhanced and also the Sahakari Bhandari coupons that we have. Incidentally, I must share with

you that recently we have received another letter from her solicitor that they require Rs.1.60 crore because she is ill and she says if we do not ... We had offered her 1 crore right now she says that she requires Rs.1.60 crore, to move to Bangalore and for her medical treatment and failing which she would be compelled to continue with the tenancy of this flat as before. Now I believe, personally of course, we will put it up to you subsequently, that this would be in the interest of the Society, because in the past, in the 70's, I was not a part of the Managing committee then I have for the first time been appointed to the Managing Committee, and in the 70's we lost Rendezvous, Purnima, Cherrysons and Arianna, you know when the Administrators took over our Society and sold them illegally, and today we are fortunate. She could have easily approached, this is what sometimes tenants do they approach somebody, give the flat to them may be of a different community also. We would be compelled to go legally and fight and spend more money, we are concerned about the money we are spending legally and it would just add to the problem we already have trying to keep the properties with us Catholics. So I think I would now like to consider and think rationally of course, and approve the surrender value for this flat for Rs.1.60crores. I now propose - you want to say something, of course, please come.

Vijay Misquitta: I am Vijay Misquitta, New Shangrila Co-operative Hsg Soc, Share Certificate no. 75. Thank you Errol for a very informative presentation. All the points that are relevant have been cited by you. Thank you once again. However, there are just 2 points I would like to make: 1) whether the legal due diligence has been done if not done I request you'll to do it, to be on the safer side; and 2nd point is the motion – I recommend a slight adjustment here in para 8 - If I can read it - "It is hereby resolved that the Managing Committee is authorised to negotiate and deal with the tenant Suzanne Marie Rego or her sister and constituted attorney Dr Meera Anant Joshi for surrender of the said Flat no.8 together with the Garage no. 3 on plot no 29, 56 Hill Road Bandra West, Mumbai 400 050 for a total monetary consideration to be paid to her which the Managing Committee may deem reasonable on the basis of the evaluation report" - here I would like to add any resolution passed with a monetary consideration there has to be a set parameter so either we could keep it Rs.1.50 crores or Rs.1.6 crores. I recommend we should keep a cap at Rs.1.60 crores and after that it is up to the Managing Committee to decide what is reasonable. Thank you.

Cornel K Gonslaves: Just to clarify legal due diligence has been done by our legal adviser. So I have answered that as well. Architects, and then an evaluator and that's how we have come to this. We do not have the power and so we are asking for your sanction now.

Cornel K Gonslaves: I have seconded it.

Errol D'Souza: I now propose that we offer 1.6 crores in order to get the asset and we pay the remuneration of Rs.1.6 crore.

Sunil Gonsalves M.No.219: Now the value offered is 1.6 crores but the government valuation is in the area of 3 crores something. Now with this difference as you know in the property market there can be lot of problems regarding stamp duty, capital gains, and so please to have that checked up.

Cornel K Gonsalves: Okay Let me answer this. Mr Sunil Gonsalves we have explained this to you at the Managing Committee meeting, when you raised it. We are not paying anything. It is being returned to us. This is not a sale transaction.

Errol D'souza: This is a tenanted property - when you are going to purchase the property - this is the surrender value. Thank you

Errol D'souza: Before I forget, I would like to thank Vijay and Sunil - Listen, listen - let me say something - I am not yet finished - Joaquim, I am not used to arguing - I don't want to get into a scrap, I am not used to that. The point I want to make is, I first want to thank Vijay and also Sunil for giving their input on due diligence on the legal front which should be done and I fully agree and accept that. So therefore, I now propose that we get this offer of 1.60 crores to get our asset back. The surrender value being 1.60 crores. So that's what I propose and anybody would like to second it.

Blossom Coutinho: Cornel K Gonsalves has seconded it.

Blossom Coutinho: All those in favour please raise your white voting card: (For: 119); All those against please raise your white voting card - 02. This motion is carried.

Joaquim Mascarenhas: Madam Chairman, I need to make a comment. I congratulate Errol for what he has presented. I think the case of Suzanne Rego's is a cry in the wilderness for more development in the Kantwadi Scheme. So we should look at this holistically. Errol pointed out 3 properties, actually there are 4 properties. There is 29 Bank of India, there is Shantivanam, there is Paramel, there is Annette and there is DPRC. So, the buoyancy of this vote and the buoyancy of votes in favour of this, suggests to me that we should look at our real estate, in a more strategic manner that can increase the multiple of our Society from 4.3 crore surplus to a various bigger multiple. So please lets see how we can handle this in a strategic manner. We can look at real estate in a more realistic manner. I implore the General Body to bring this matter so that we can look at real estate in a very strategic manner. Thank You.

Blossom Coutinho: Thank you.

Cornel K Gonsalves: I just want to say that if Joaquim Mascarenhas had reviewed it, 29 Hill Road is what our ancestors bought as a free hold land and does not get covered under the Salsette/Kantwadi Scheme.

Blossom Coutinho: OK. We now go to Motion No. 2. Cornel K Gonsalves would you like to read it.

Cornel K Gonsalves: Ok. (Cornel read the motion 2 on page 51)

Cornel K Gonsalves: With a view of you approving this and us getting more income from our premises, as you can see we have disbursed over 48 lakhs as medical benefits and Sahakari Bhandar cards, it is there in the Annual Report, and most importantly our funds have dried up because very few properties are being developed – one is Annavista and one more. We get about Rs. 1 lakh but I have made a calculation with Christine which I put on record at the Managing Committee meeting – so with Flat no. 8 on 29 Hill Road coming back and an added income of Rs. 14/15 lakhs coming back, I am proposing the following resolution (pg 51 Motion 2 read by Cornel).

Blossom Coutinho: I would like to put this to vote.

Joaquim Mascarenhas – M.No.325: My dear members, this motion has two parts. The first part – the first fact - is that the medical reimbursement limit is being increased by Rs. 5,000/-, to Rs.25,000/-. No problem at all with this part of the motion. It is the 2nd part that is dangerous, as it seeks to link the medical benefits with the compliance with the rules and regulations of the Kantwadi Scheme. Every member is entitled as a matter of right to the benefits that the Society declares from time to time based on the following criteria: 1) the member must have a share certificate: 2) the member is eligible to attend the Annual General Meeting and vote; 3) the member is eligible to receive a dividend. Once these criteria are met the member is automatically entitled to all the benefits declared by the Society without any restriction. The Managing Committee has no legal right and more so, no moral right to impose any condition or restriction to prevent or deny any eligible member from enjoying those benefits. In fact, the Society Founding Fathers in their wisdom clarified which category of members would not be eligible to claim these membership rights through bye-law 70A, that stipulates a nominal member shall not exercise any right of membership, or receive any advantage or benefit or dividend. If a member is defaulting then the Committee can take recourse to bye-law 14 – for disciplinary action, adhering to due process of law and natural justice. But the Managing Committee cannot arbitrarily and unilaterally deprive an eligible member, fulfilling the above 3

criteria under some alleged failure to adhere to the rules and regulations of the Kantwadi scheme. Some amendments to these development rules relating to leasing and renting have not been approved by the General Body and this has been confirmed by the Secretary in his recent correspondence with me and Neil Smith, another Managing Committee member. I hereby propose an amendment to Motion 2 as follows: Whereas by a resolution at the 103rd AGM on 27th February 2022, the medical re-imbursement was enhanced to Rs.20,000/- per financial year, per membership till sustainable, it is now resolved that with effect from 1st April 2025 the medical reimbursement be enhanced to Rs.25,000/- per financial year, per membership till sustainable. Members, I urge you to please vote keeping the above points in mind. Your vote can prevent gross injustice and ensure fairness in the way we frame and implement policies for our Society.

Blossom Coutinho: Thank you Joaquim. We have done this before at our various AGMs and I will still carry on with the same motion. I over rule your point of order and we will go in for voting. All those for please raise your white voting card – For: 117: All those against please raise your white voting cards: 03. The motion is carried.

Blossom Coutinho: To consider any other business that may be brought forward in accordance with Bye Law 38 (6) of the Society Bye laws.

We have received one letter from the Shareholder to the Secretary of the Salsette Catholic Co-operative Hsg Society, St Andrews Road, Bandra.

“Dear Sir,

I had applied for membership to the Bandra Gymkhana for my nephew/son Regan Jomel D'mello.

Unfortunately, I have still not got a call for membership as per rule 4 a (i). The first eligibility is to The Salsette Catholic Co-op. Hsg Soc. Ltd., members and their families. I am a Share holder Membership No.189 with three members of the Bandra Gymkhana Committee.

Under Bye-law 38(vi), please request them to explain to me, why I have not yet got a call.

Thanking you, Yours faithfully,
Augustine Rana - Membership No. 189
Lorraine Rana D'Mello – Membership No. 189”

Blossom Coutinho: I would like one of the 3 members from the Salsette

Committee, who are on the Bandra Gymkhana, if one of them would like to respond. Okay, Jude Remedios is coming to respond.

Jude Remedios M No. 208: Dear members, recently at the Bandra Gymkhana Managing Committee would like to inform you that all members of the Salsette Society and their families are eligible to membership to the Bandra Gymkhana. But, for your information the Bandra Gymkhana refuses to entertain this matter, saying that it is not necessary - they may be eligible but it is not necessary to take them. Secondly, when asked to be put on the Managing Committee of the Membership, they refused us point blank, saying we do not require you. Now members, it is left for you to decide whether the Bandra Gymkhana is following the rules and I think this matter should be answered by the Trustee who sits on the Bandra Gymkhana Committee as well as on the Society Committee as to why they are not giving membership. Thank you.

Cornel K Gonsalves: Let me tell you dear members. We have three elected members that you have elected. I have been fighting this battle on the Managing Committee. First of all the history always had a Salsette Catholic Co-operative Hsg Society member on the Membership Committee. Sadly, sadly, this is not being done this year at the Bandra Gymkhana. I have taken this up because I think there are 9 members children who have also applied for membership and have not got a call. Ajit Rodrigues and Sunil Gonsalves in fact more Sunil Gonsalves vehemently opposes this saying they are eligible but we do not have to take them, it is our choice. I mean this is a sad situation when we have two members. I must give Ajit Rodrigues credit, at the last Managing Committee meeting he did say that he will look into it member's children was given preference. This is a shareholder of Salsette who is Lorraine Rana, Augustine Rana. It is very clear - we had a major issue with Bandra Gymkhana years back and you know Otto Mathias, Basil Monteiro and Marilyn Gonsalves were refused - shareholders. And here I give full credit to the late Eric Boccaro who put his foot down and said nothing doing these memberships to Salsette should be considered first and given membership. I just said I must give credit to Ajit Rodrigues because I think there is a sanction of 300 memberships. They have taken 162. He said he would certainly look into this to help the Salsette members. I would not want to escalate this. I will wait for the next meeting. To Lorraine and the other 8 members. But the sad situation is this, that, Mr Sunil Gonsalves who is elected by you'll, is telling us that you may be eligible but we don't have to consider you. And the number of people who have not been considered who are members children are 9. The rule flows from the Indenture of Lease. We don't need to discuss this she asked for an explanation. I am sorry. I am explaining this they have asked the nominated members to explain.

Blossom Coutinho: Now as we bring this meeting to a close I invite you to stand

with me once more together for a prayer of thanksgiving

Sunil Gonsalves: Yes Cornel, you are right. I agree they are eligible but it does not mean that they have a right it is up to the Bandra Gymkhana Managing Committee. That's it

Cornel K Gonsalves: There it is you have got your answer. Members, you have got the answer. On the views of Sunil Gonsalves

Blossom Coutinho: Ok. Can we please all rise.

Ajit Rodrigues: Dear members, bringing this up here is totally unnecessary. As Cornel had asked us at the previous meeting, I told him the process is not complete and he also says that. Now it is pre-mature.

Cornel K Gonsalves: But if a member writes something, it is there. Mr Rodrigues which you do not resolve at Bandra Gymkhana meetings.

Ajit Rodrigues: That is not an issue here.

Cornel K Gonsalves: It is an issue, because we have written to you, we have been writing to and we have kept on writing and you are silent.

Ajit Rodrigues: So we have to get it, but my opinion is this was totally unnecessary. This was total unnecessary, this is not the forum, to raise the issue.

Blossom Coutinho: Okay I would like to bring this meeting to a close. I invite you to stand with me once more for a prayer of thanksgiving. Heavenly Father we come before you with our hearts full of gratitude for your unwavering presence throughout this meeting. Your divine guidance has been evident from the beginning till the very end and we are truly thankful. As we prepare to leave this gathering we asked for your continued blessings and guidance. May your wisdom and grace accompany us as we return to our daily life. Help us to be the salt in life that you have called us to be spreading your love, compassion and kindness wherever we go. In your Holy name we offer this prayer, Amen. I would just like to Thank you and God bless. Please collect your snack boxes on your way out and Cornel would just like to say what he has just received.

Cornel K Gonsalves: My dear members, I do not know how many of you all were on the DPRC grounds when we completed 100 years. We were promised a postal cover for completing our centenary. This was blocked by some people. I am very pleased to advise you that as our meeting started, the Salsette Society along with

its Founder's photograph and our First Secretary who is J S Pereira, where is J S Pereira's good nephew Sunil Rodrigues, he is up here, there will be a postal cover issued by the General Post Office in the name of Salsette Society. This has just been approved. So that's another big achievement and we will celebrate. Okay, and your Society will grow to greater heights with this Committee that will fight for its rights. Thank you

Blossom Coutinho: Thank you.

OFFICE BEARERS April 2024 – March 2025

Attendance at 11 meetings as of 31st March 2025

Managing Committee :	Present	LOA	Absent	Online
Chairperson : Mrs. Blossom Coutinho	11	-	-	-
Secretary : Mr. Cornel K. Gonsalves	11	-	-	-
Treasurer : Mr. Keith de Sales	10	-	1	-
Acting Secretary : Mr. Ivan Mendonca	09	2	-	-
Mrs. Blossom Caeiro	09	2	-	-
Mr. Loy D'Penha	10	1	-	-
Mr. Renton D'Souza	08	3	-	-
Mr. Errol D'Souza	09	-	1	1
Mr. Sunil Gonsalves	05	4	2	-
Mrs. Christine Menezes	08	2	-	1
Mr. Joaquim Mascarenhas	08	1	1	1
Mr. Ajit Rodrigues	06	5	-	-
Mr. Neil Smith	06	3	2	-

List of Registration Nos. of members as on 31st March 2025.

1, 5 – 9, 10, 12, 14 – 18, 19 – 24, 26 – 28, 29, 30, 32, 34, 36, 37, 39 – 42, 44 – 47, 49, 50, 52, 53, 54 – 56, 58, 60, 62 – 64, 65 – 68, 70 – 72, 74 – 75, 76 – 79, 81 – 85, 88, 89– 97, 99 – 101, 103 – 105, 107, 108 – 110, 111, 113, 114, 116 – 118, 120, 122 – 127, 128 – 137, 138 – 141, 143 – 148, 152, 154, 160, 161, 163, 166, 167, 169, 171, 173 – 177, 179, 181, 182, 184 – 186, 187– 197, 198 – 208, 210, 211, 213 – 221, 223, 224, 227, 228, 231, 232, 237, 242, 244, 245, 255, 256, 261, 262, 292, 301, 302, 325, 331, 335, 336, 386, 399, 403, 410, 412, 415, – 417, 419 – 421, 428, 429, 436, 438, 442, 446, 448 – 452, 453 – 456, 459 – 463, 465, 466, 467 – 472, 474 – 477, 478, 479, 481 – 483, 485 – 488.

Internal Auditor : M/s. Harish Hegde & Co. - Chartered Accountants

Bankers :

1. CitizenCredit Co-operative Bank Ltd., Turner Road
2. The Shamrao Vithal Co-operative Bank Ltd., Bandra (West)
3. The Saraswat Co-operative Bank Ltd., Khar (West)
4. The Bassein Catholic Co-operative Bank, Bandra (West)
5. Bank of India Ltd., Turner Road

107th Annual Report

The Managing Committee is pleased to submit its Report and the Statement of Accounts for the year ended 31-03-2025.

- | | |
|--------------------------------|--------------------------------|
| 1. Membership of the Society | : 245 (as of 31st March 2025) |
| 2. Managing Committee Meetings | : 11 meetings |

The aims and objects of our Society as envisaged by our Founding Fathers remain intact and the Managing Committee has strongly safeguarded the same.

We appreciate the continued support of our members in our endeavour to uphold the values of our Catholic Society.

Assignments

One Sub Society has completed the Assignment of its plot and we continue to assist a few more to complete the formalities of assignment. We have 71 assigned plots and 43 self developed plots.

Property Tax Case

We have paid all our Property Taxes till date.

Raintree Restaurant

The food churned out by our Caterers 3 Big Dots LLP is well appreciated and a number of Members / Users continue to book the Raintree Restaurant for their family functions.

Karaoke Nites

Karaoke Nites are a rocking success with our Members / Users and Guests participating in large numbers. If its Friday all roads lead to the Raintree Restaurant for the Karaoke Nite.

On Saturdays we have DJ music in the Raintree Restaurant.

Sports

We held an open Ladies' Throw ball Tournament with 16 teams participating which carried on till the wee hours of the morning. The tournament was well anchored by Sybil Miranda. Winners were given Trophies and cash prizes.

The DPRC lawns continue to be used by our members / Users and children. The jogging track is used by those who want to stay fit.

Swimming Pool

The scorching heat this year drove Users and children to the pool to take a quick plunge. Coaching camps for children are conducted in the morning and evening.

DPRC – lush green lawns

The Starry Starry Nite performance was held on 7th December 2024. The music and dance extravaganza was much lauded by our members. It was well anchored by Marie Paul and the Sassy Song Birds.

The Festive season brunches continue to be houseful with prizes galore for the participants.

The lush green lawns of DPRC reverberated with the following shows that ran houseful.

A 26 Band / Tammy & Roy / Young At Heart / A Class Apart / BBQ Nite

The new dance floor was packed with a grooving audience clamouring for more and more music.

DPRC

Our team also conducts selling of fresh fruits, dry fruits and organic jaggery directly from the farms of Nasik or Satara at reasonable rates.

Christmas

The DPRC lawns and building were well lit. We had a Christmas Tree for children. Nearly 300 children participated. Santa Claus came in a Buggy. The games, snacks / cold drinks were also well appreciated.

Christmas Bazar - 18th and 19th December 2024

The Christmas bazar with palatable cuisine on our lawns was a runaway success. Two bands were in attendance and all the stalls were packed. Compere Roland Menezes kept the crowd enthralled.

BBQ – 1st February 2025

Class "A" Part regaled the attendees with their music and the BBQ with mashed potatoes chicken, some veggies and roll were yummy.

Wine Festival – 15th and 16th February 2025 – by RIO Wines

The two days wine festival on our sprawling lawns was a smashing success. Those who attended the wine festival was given free wine sampling. The band in attendance captivated the audience and the decor was dazzling.

The adjunct this year was the Carnival Nite with an excellent parade anchored by Felix Sequeira. The roast suckling auction was won by Carl Sequeira who did not share the "Latao" with others.

Flag Hoisting on 15th August 2024 and 26th January 2025 was well attended and was followed by a South Indian / English breakfast on the respective dates.

Picnic – 23rd March 2025

The picnic to Golden Toff was enjoyable. The cuisine at Golden Toff was delicious and the games exciting. A number of prizes were given away. Thanks to Karen D'Mello who handled the cuisine skilfully.

Some of the local people brought fresh vegetables and fruits from their farms and sold them at reasonable prices.

Housie – Bingo

Housie is held every Sunday from 6 pm onwards on the Society's lawns. It has been a crowd puller with attractive and additional prizes galore for the winners. Kudos to the team comprising of Michael Henriques / Sybil Miranda / Denita Gomes / Christine Menezes / Darryl Menezes / Karen D'Mello / Rhea von Geyer / Bryce D'Silva / Blossom Coutinho / Cornel K. Gonsalves / Sonja Curzai / Wigbert Piedade / Myron Gonsalves and Clovis Gonsalves.

Women's Day Housie

Every woman who won a prize was given an additional gift from Gits which was much appreciated by her.

Rosary

Rosary was recited in the foyer in DPRC due to the rains on 29th May 2025 at 7.30 pm and celebrated in the traditional cross feast with Khimad and gram followed by dinner on Founders Day.

Annual Thanksgiving Mass

Our Annual Thanksgiving Mass will be held on Saturday 11th October 2025 at 6.00 pm at DPRC.

Holiday Home

This is a boon to our members and is being used extensively.

Holy Family Hospital facilities

Holy Family hospital facilities offers a 20% discount on OPD and all tests done to our Sr. Citizen members (60 years and above). All members who comply with our byelaws rules and regulations can avail of these facilities.

Natures Basket

Salsette Society members continue to get the 12.5% discount on production of their ID cards or letters and who follow the rules and regulations and Byelaws of Salsette Society.

A Medical Mantra about Alzheimer and Dementia was conducted at Chasing Tales, Plot 29 by Holy Family Hospital.

Facilities to Members

When the roads were dug up causing inconvenience to our members, a number of our members used DPRC to park their vehicles.

We had arranged the following facilities at DPRC for the benefit of our Members and the Community at large at the DPRC.

- (i) Ayushman Bharat Card – Age 70 years and above
- (ii) Voters I.D. / correction
- (iii) Sr. Citizen Cards

We also distributed dustbins to our members given to us by member of

Parliament and former Municipal Corporators, Smt. Varsha Gaikwad, Asif Zakaria and Karen D'Mello.

Farmers Market

This Market is held every Sunday from 10 am to 1pm for the benefit of our Members and the Community at large.

Release of Special Postage Cover

At a glittering function on 9th October 2024, Dr. Deep Shika Birla (IPOS), Sr. Superintendent of Post Offices, Mumbai North Division, Dept. of Posts released the Postal Cover with the two stalwarts F.A.C Rebello and J.S. Pereira featuring on the postal cover who were instrumental in forming the Society.

Over 300 people attended the function. Mr.Ashish Shelar MLA took the initiative.

PLATINUM JUBILEE SCHOLARSHIPS FOR THE YEAR 2023 - 2024

- | | | |
|--|------------|-----------|
| A) Dr. D.A. D'Monte Scholarship -
Ms. Shalome F. Ramos | SSC | 90.40% |
| B) Dr. P.A. Dias Scholarship -
Ms. Caitlyn A. D'Sylva | ICSE | 97.80% |
| C) The Salsette Catholic CHS Ltd. – Scholarship (Second highest)
Ms. Saanika Kalliath | ICSE | 93.2% |
| D) Mr. J.S. Pereira Scholarship -
Ms. Neha L. Fernandes | HSC (Arts) | 90.33% |
| E) Mr. J.R. Athaide Scholarship -
Ms. Shannika Ramos | BA | 8.25 CGPI |
| F) The President's Award Scholarship –
Ms. Sarantha Correa | MBBS | 1053/1400 |
| G) The Salsette Catholic CHS Ltd. - Scholarship
Mr. Delwyn Remedios | PhD | CGM 8.67 |

Accounts

The Income and Expenditure Account for the year ended 31 March 2025 shows a surplus of Rs.5,11,88,713.02. The Managing Committee recommends appropriation as under :

	Rupees
a) Statutory Reserve Fund	2,70,46,156.00
b) Dividend @ 15%	18,375.00
c) Ex-gratia to Staff for SCCHS & DPRC	4,35,116.00
d) Provision for Income Tax	54,90,296.00
e) Honorarium as per the New Act	1,68,000.00
Secretary }	
Acting Secretary }	
Treasurer }	

The dividend, if approved at the Annual General Meeting will be made payable after 60 days of the General Body approval to the first named member under each Membership in the Member's Register, as on 31st March 2025 by Account Payee cheque and may be collected from the office on any working day between 5.00 pm to 7.00 pm from 1st December 2025 onwards.

Attendance at the Annual/Special General Meetings effective from 2015:

We have already clarified vide our Newsletter of 04 September 2014 basis the Deputy Registrar's interaction with us, and complaints by an Associate Member that henceforth for all the Annual/Special General Meetings only the first Shareholder will be allowed to attend the Meetings.

Please note in case the first Shareholder does not attend the meeting within the first five minutes from the commencement of the meeting, the second, third and fourth, as the case may be, i.e. the next Share holder would be permitted to attend. This is a statutory requirement.

Please note that societies within The Salsette Society (sub-societies) need to follow the normal procedure of passing a resolution at their Managing Committee meeting to depute/appoint a person to attend the Annual/Special Meetings at least one week before the date of the meeting and file the same in the Society's office three days or earlier prior to the AGM.

Cases in Court :

<p>a. Case filed by Society inter alia, for a Declaration that the lease of Plot No. 52 has been validly terminated and for a decree of eviction. Despite applications for no cross was allowed with imposing fines no cross conducted by opponents. Court answered all issues in favour of Society and yet by an order dated 25/04/23 dismissed the case relying on membership. Salsette Society has filed an appeal in the Appellate Court.</p>	<p>Appeal No. 27 of 2023 filed in the Maharashtra State Co-op Appellate Court Mumbai. Against the Judgement and award dated 24-4-2023, the Salsette Society preferred. Appeal No.27 of 2023 which was allowed and the judgement and award dated 24-4-2023 was set aside and decree to hand over peaceful possession of the property was granted.</p>
<p>b. Suit No. 12/2009 in Small Causes Court. The Salsette Catholic Co-operative Housing Society Ltd. V/s. Mr. Horace Pereira, Mrs. Marykutty Emmanuel.</p>	<p>T.E. & R. Suit No. 12 of 2009 filed for determining the lease in respect of Plot No. 169. The Suit is pending.</p>
<p>c. Writ Petition No. 8035 of 2009. The Salsette Catholic Co-operative Housing Society Ltd. V/s. Edward Pinto & Ors.</p>	<p>This case is infructuous in view of all Orlem matters settled in favour of Salsette Society. Only 6 past members have not collected their dues out of 61.</p>
<p>d. Writ Petition No.2052 of 2009 in the High Court. The Salsette Catholic Co-operative Housing Society Ltd. V/s The Municipal Corporation of Greater Mumbai, Maria Anne De Penha & Ors., and Square One Developers Pvt. Ltd.</p>	<p>Ad-interim Order passed in favour of the Salsette Society in the Writ Petition which is pending for demolition of illegal constructed floors. Special Leave Petition filed by the builders in Supreme Court was dismissed. The Writ Petition is expedited.</p>
<p>e. Dispute No. CC/II/66 of 2012 before the Second Co-operative Court at Mumbai, The Salsette Catholic Co-op. Housing Society Ltd. V/s. Mrs. Jennifer Gomes & Anr.</p>	<p>The matter is pending in the Court. It is at the stage of evidence. Verification of documents is completed.</p>

<p>f. Writ Petition No.5654 of 2013 The Salsette Catholic Co-operative Housing Society Ltd., V/s. Divisional Joint Registrar – Co-op. Societies & Marykutty Emmanuel</p>	<p>The Deputy Registrar had passed an Order dated 26/12/2011 in favour of Marykutty Emmanuel being a member.</p> <p>This Order was challenged before the Divisional Joint Registrar – Co-op. Societies in Revision Application No. MUM/DJR/RA 109/12/3537 of 2012 dated 18/6/2012 and the Deputy Registrar's Order was stayed.</p> <p>Subsequently, strangely the Divisional Joint Registrar revised his Order and rejected the revision Application vide his earlier Stay. The Dy. Registrar vide Order No.Outward/ Mumbai/HP/375/2013 dated 04/06/2013 asked us to comply and bring Marykutty Emmanuel on record. The Salsette Catholic Co-op. Housing Society Ltd. filed W.P. No. 5654 of 2013 in the High Court of Judicature at Bombay wherein the Learned Judge directed the Opponents to produce an Application for Membership under Section 22 which they could not.</p> <p>Following is the Order passed by the High Court "Since the Petitioner has made out a strong prima facie case, the impugned Order is stayed during the pendency of the Writ Petition."</p>
<p>g. High Court Writ Petition No. 375 of 2015, Winnie Co-operative Housing Society V/s. The Salsette Catholic Co-op. Housing Society Ltd.</p>	<p>Winnie Apartments challenged The District Deputy Registrar's Order dated 19 February 2012. No interim relief granted to Winnie Apartments Co-op. Housing Society Ltd. Writ Petition is pending.</p>
<p>h. Case No CC II/36/2016, The Salsette Catholic Co-op. Housing Soc. Ltd. V/s. Mrs. Noella D'Souza & Ors.</p>	<p>The Salsette Society V/s. Gasper Enclave and Ors. for termination of lease. The Case is pending.</p>
<p>i. Writ Petition No. 6397 of 2017 in</p>	<p>The Case was filed for illegal Deemed</p>

the High Court. The Salsette Catholic Co-op. Housing Society Ltd. V/s. District Dy. Registrar & Mangal Raksha Co-op. Hsg. Society Ltd.	Conveyance and for cancellation of the same. Ad-interim Order received in favour of the Society staying the District Deputy Registrar's Order. Writ Petition is pending.
j. Case No. CC/II/08/2017 dated 13/2/2017, Mr. Leslie Almeida V/s. The Salsette Society .	Case is pending.
k. Leslie Almeida – (i) High Court Suit No. 422 of 2016 – Leslie Almeida V/s. Ajit Rodrigues & Ors. (ii) In the Court of Addl. Chief Metropolitan Magistrate's 12th Court - Case No. 3520/SS of 2014 Ajit Rodrigues & Ors. V/s. 1)The State of Maharashtra And 2) Leslie Almeida Case No. 700502/SW of 2015 Ajit Rodrigues & Ors. V/s. 1)The State of Maharashtra and 2) Leslie Almeida.	Suit is pending The Managing Committee members have executed bonds for appearance and moved the Sessions Court. The Sessions Court rejected the Revision Applications. The Society has filed Criminal Writ Petition Nos. 755/756 in the Bombay High Court. The High Court has stayed the 12th Court Magistrate proceedings with Notice to be issued to Leslie Almeida within 8 weeks.
l. L.C. Suit No.2038 of 2018 Salsette Co-op. Hsg. Soc. Ltd. V/s MCGM & Ors	The Salsette Society has filed a suit for declaration that the installation of cell tower without permission of Salsette Society is illegal. Suit is pending.
m. Writ Petition No.13483 of 2023 in the High Court at Bombay.	The impugned Order dated 13-12-2021 and the Order dated 16-1-2023 were quashed and set aside in favour of Ivan Mendonca, Cornel K. Gonsalves, Godfrey Rodrigues and Marilyn Gonsalves by the Order dated 01-10-2024.
n. Ryberg Cyril Henriques V/s The Salsette Catholic Co-op. Hsg. Soc. Ltd.	In the Court of Small Causes, in Mumbai (Bandra Branch)- R.A.D. Suit No.161 of 2022 The Suit is pending.

<p>o. The Salsette Catholic Co-op. Hsg. Soc. Ltd. V/s The Bandra Gymkhana</p>	<p>S.C. Suit No.2039 of 2021. In the Bombay City Civil Court Borivali Division at Dindoshi Mumbai. Violation of Indenture of Lease. Notice of Motion ad interim No.1460 of 2021 decided in favour of Bandra Gymkhana. Suit is pending in the Dindoshi Court. AO 163/2023 filed in Bombay High Court is argued. The AO was dismissed and is pending in the Trial Court.</p>
<p>p. Railway Court Anthony Trinidad & Ors. V/s. The Salsette Catholic Co-op. Hsg. Soc. Ltd. – C.K. Gonsalves. Case No : 1783/SS/2014</p>	<p>Bail Bond paid. Case pending for hearing.</p>
<p>q. The Salsette Catholic Co-op. Authority Hsg. Soc. Ltd. V/s The District Dy. Registrar Co-op Societies, Mumbai City (3) and Competent & Ors.</p>	<p>Writ Petition No.1772 of 2023. The Writ Petition was filed against Joycelyn CHS & Ors challenging the Order of Unilateral Deemed Conveyance in the High Court for non inclusion of the relevant clause of the Salsette Society's Rules & Regulations. The Writ Petition was settled by filing Consent Terms on 5-9-2024. Deemed Conveyance confirmed and they have now become members of the Salsette Catholic Co-op. Hsg. Soc. Ltd.</p>
<p>r. State (Bandra Police Station) V/s Loy K. D'Penha</p>	<p>CR No.471/2022 – Bail Bond paid Criminal App. No. 93 of 2023 Loy D'Penha V/s State of Maharashtra & Ors. Case pending.</p>
<p>s. The Salsette Catholic Co-op. Hsg. Soc. Ltd. V/s. Indus Bank</p>	<p>Illegal sale as per the Securitization Act Application in Debts Recovery Appellate Tribunal is pending. S.A No. 52 of 2024 DRT.</p>

<p>t. The Salsette Catholic Co-operative Hsg. Soc. Ltd. V/s The Deputy Director of Land Records & Ors. – June Miranda and Derrick Miranda State of Maharashtra Writ Petition No.12511 of 2018.</p> <p>u. Suit No.565of 2025 filed by Mrs. Grace Augustine Pinto. V/s The Salsette Catholic Co-op. Hsg. Soc. Ltd.</p> <p>v. Writ Petition No.14008 of 2022 filed by the Salsette Catholic Co-op. Hsg. Soc. Ltd. V/s Allan Gerard D'Silva and Grace Augustine Pinto & Ors.</p>	<p>For illegally changing a para in the approved Deed of Assignment after signing and was not approved. Writ Petition is pending.</p> <p>The above Suit is pending in Dindoshi Court to declare her a member of the Salsette Catholic Co-op.Hsg. Soc. Ltd.</p> <p>For quashing the Order dated 30-6-2022 for refusal to join Salsette Society to the Suit.</p>
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Statement of outstanding Ground Rent as on 31st March 2025

Mem. No	Plot No	Name of Member / Sub Society	Dues
40	116	Mrs. Jovita Desouza	7.00
45	176	Mr. Urban Rodney D'Silva	6.00
46	17	Mrs. Irene Mendez	8.00
55	05	Dr. (Mrs) Genevie Desa	10.00
56	210 /211	Mr. Michael P. Miranda	231.00
58	10	Mr. Russel D'Silva	6.00
77	187 A	Mr. Sidney Lobo	3.00
83	204	Mr. Melroy Almeida	15.00
109	20	Mr. Joseph D'Abreo	4.00
130	119	Sr. Valerie Miranda	8.00
161	170/171	Mr. Romeo D'Souza	9.00
173	181/181 A	Mrs. Jennifer Gomes	90.00
175	57	Mr. John Rumao	6.00
193	52	Mrs. Mary Noronha	182.00
220	202	Mrs. Hazel Gomes	36.00
224	15 B	Mrs. Queenie Manjit Singh	4.00
245	169	Mr. Horace Pereira	119.00
292	208	Mrs. Blossom Rodrigues	7.00
75	161 A	New Shangrila C.H.S. Ltd	4.00
105	124	C'Est Mo Flat Owners Association	7.00
116	91	Cozydell C.H.S.Ltd.	6.00
129	126	La Paloma C.H.S. Ltd	12.00
244	179	Alsid C.H.S.Ltd.	6.00
		Earlier years arrears to be reconciled	133.50
		TOTAL	919.50

MOTION

I am Joseph Pereira residing at Moorings CHS - St. Paul road (member 486) of Salsette Catholic CHS Ltd.)

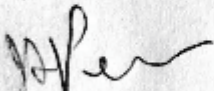
I desire and request Salsette Catholic CHS (through it's General Body) to pass a resolution under by law 38(6).

Request Salsette Catholic CHS Ltd to Donate a considerable sum (approx. Rs.10 lacs or whatever deemed fit by the by the General Body) to St. Andrew Church - an Heritage Structure (as per the Govt. notification) for its repairs and restoring it and also keeping its heritage specifications.

Donations can be given by Corporate bodies / Institutions for Govt. approved Heritage buildings including Religious Heritage structure for its preservation. SUBJECT to the Approval from the General Body and as necessary from the Registrar (Societies)

St. Andrew Church original built around 1565 and reconstructed around 18th century has been declared a Heritage monument.

Salsette Catholic CHS is a Body set up over 100 years ago for the Catholic community and originally almost all its Shareholders and plots were in St. Andrew's Parish. With new parishes having come up in mid 1900s they were carved from St. Andrew's parish. The majority yet falls under St .Andrew's parish. We request the General Body to approve / pass this Resolution.



Joseph Pereira
Moorings Co-op. Hsg. Soc. Ltd.
Membership No 486



Loy D'Penha
Membership No. 72

To,
The Members,
THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED,
42, St. Andrew Road,
Bandra (West)
Mumbai-400 050.

INDEPENDENT AUDIT REPORT

We have audited the attached Balance Sheet of **THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED**, MUMBAI as at 31st March, 2025, and also the Income & Expenditure Account for the year ended on that dates annexed thereto.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS:

1. Management of the Society is responsible for the preparation of these financial statements in accordance with the Provisions of Maharashtra Co-operative Societies Act, 1960, Rules & Byelaws of the society. This responsibility includes the design, implementation and maintenance of internal control relevant to the preparation of financial statements that are free from material misstatements, whether due to fraud or error.



AUDITOR'S RESPONSIBILITY:

2. Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the Standards on Auditing issued by the Institute of Chartered Accountants of India. 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.
3. 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 Society's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Society's internal control. 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.
4. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

OPINION:

5. In our opinion and to the best of our information and according to the explanations given to us, the aforesaid financial statements give the information required by the Maharashtra Co-operative Societies Act, 1960 in the manner so required and give a true and fair view in conformity with the accounting principles generally accepted in India:
 - (a) In the case of the Balance Sheet, of the state of affairs of the Society as at March 31, 2025;
 - (b) In the case of the Income & Expenditure Account, of the Surplus for the year ended on that date.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS:

6. Subject to the limitations indicated in paragraph 1 to 5 above & subject to our comments in the Audit Remarks, Form 1 & Form 28 enclosed, we report that:
- i) We have obtained all the information and explanations, which to the best of our knowledge and belief were necessary for the purposes of our audit and have found them to be satisfactory;
 - ii) The transactions of the Society, which have come to our notice, have been within the powers of the Society; and
 - iii) In our opinion, proper books of account as required by the M.C.S. Act, 1960 and Rules made thereunder and the Bye-laws of the Society have been kept by the Society so far as it appears from the examination of those books.
 - iv) The Balance Sheet and Income & Expenditure Account dealt with by this report are in agreement with the books of account.



PLACE: MUMBAI

DATE: 25/07/2025

FOR SUDESH & ASSOCIATES
Chartered Accountants
FRN: 131970W

(CA. Sudesh R. Shetty)
Proprietor
Membership No. 103550
Co-op. Soc. Panel No. 12118
UDIN: 25103550BMOUZZ8069

SUDESH & ASSOCIATES

CHARTERED ACCOUNTANTS

Continuation Sheet:

General Remarks & Observations forming part of the Audit Report of even date.

We have audited the Books of Accounts from **01.04.2024 to 31.03.2025** of **The Salsette Catholic Co-operative Housing Society Ltd.**

In the course of our audit, we have noticed the following points.

1. MANAGEMENT

For the Financial Year 2024-25 the following members of the Managing Committee handled the management of the affairs of the Society.

Sr. No.	Name of the Committee Members	Post Held.
1.	Mrs. Blossom Coutinho	Chairperson
2.	Mr. Cornel K. Gonsalves	Secretary
3.	Mr. Keith De'Sales	Treasurer
4.	Mr. Ivan Mendonca	Acting Secretary
5.	Mrs. Blossom Caeiro	Committee Member
6.	Mr. Loy D'Penha	Committee Member
7.	Mr. Renton D'Souza	Committee Member
8.	Mr. Errol D'Souza	Committee Member
9.	Mr. Sunil Gonsalves	Committee Member
10.	Mrs. Christine Menezes	Committee Member
11.	Mr. Joaquim Mascarenhas	Committee Member
12.	Mr. Ajit Rodrigues	Committee Member
13.	Mr. Neil Smith	Committee Member

2. MEMBERSHIP

The Total Membership of the Society stood at 247

3. SIGNIFICANT ACCOUNTING POLICIES

- a) The Society follows the Mercantile System of Accounting and recognises significant items of income and expenditure on accrual basis except in

SUDESH & ASSOCIATES

CHARTERED ACCOUNTANTS

Continuation Sheet:

- b) The financial statements have been prepared on historical cost convention in accordance with the generally accepted accounting principles.
- c) Investments are accounted at cost.
- d) Accounting policies not referred to otherwise are consistent with generally accepted accounting principles.
- e) Previous year's figures have been re-grouped and/or re-arranged wherever necessary.

4. FIXED ASSETS & DEPRECIATION:

Fixed Assets are accounted at historical cost concept basis and depreciation is provided on a written down value method, applying the rate at 10% on Furniture & Fixtures, Storage System, 15% on Air Conditioner, DVD and Camera, Electrical Fittings, Mobile Phones, Xerox Machine, CCTV, Pump Sets and Cabin Fan, 40% on Computer and Softwares. Land & Buildings are at Cost.

5. EXPENSES

Expenses are accounted for as and when incurred and necessary provisions are made wherever necessary.

6. INCOME RECOGNITION

The Society follows mercantile system of accounting & recognises significant items of income on accrual basis.

7. DATES OF MEETINGS HELD DURING THE YEAR:

Managing Committee Meetings: **11 Nos.**

25/04/2024; 30/05/2024; 27/06/2024; 25/07/2024; 29/08/2024; 24/10/2024;
22/11/2024; 06/12/2024; 23/01/2025; 27/02/2025; 24/03/2025

Annual General Meeting: 21/09/2024 (127 members out of 247 attended)

8. OTHER OBSERVATIONS& REMARKS:

- a) **Amenities and Objectives:** A sum of **Rs.74,09,124/-** was received by way of contribution towards amenities and objectives of the Society on holiday home scheme for the members. As against this an amount of **Rs.25,82,721/-** was spent towards the Medical Aid and **Rs.26,27,852/-** towards Sahakari Bhandar Gift Cards for its members. A sum of **Rs.37,100/-** was also spent on holiday home scheme for the members.
- b) **Statutory Reserve:** A sum of **Rs.2,70,46,156/-** has been transferred to the Statutory Reserve Account to the extent of **60%** out of the surplus of Income for the year under audit after deducting provision for Ex – Gratia to Staff & Income Tax. The said transfer needs to be approved by the members in the ensuing A.G.M.
- c) **Honorary Remuneration:** A provision for a sum of **Rs.1,68,000/-** has been made in the books of the Society by way of Honorary Remuneration to the Secretary, Acting Secretary and the Treasurer of the Society for the year. The said remuneration needs to be approved by the members in the ensuing A.G.M.
- d) **Dividend Provision:** A sum of **Rs.18,375/-** has been provided in the accounts towards Dividend declaration @ 15% for the year under audit. The said provision needs to be approved by the members in the ensuing A.G.M.
- e) **Unpaid Dividend more than 3 years:** The Unpaid Dividend for more than 3 years is transferred to statutory reserves as per the Bye Laws of the Society.
- f) **Property Tax Dues for the F.Y.2024-25:**

Name of Property	Amount due	Amount Paid	Contingent liability
DPRC	15,87,952/-	15,87,952/-	NIL
Plot No. 29	13,09,134/-	13,09,134/-	NIL
Shantivanam Shops	1,25,790/-	1,25,790/-	NIL
Shantivanam Bldg.	1,84,640/-	1,84,640/-	NIL
Paramel Bldg.	61,886/-	61,886/-	NIL

- g) Property Tax Outstanding Dues for the period 1st April 2010 to 31st March 2023, considered for Contingent Liability:**

Name of Property	Outstanding Due as per BMC records	Amount under Dispute with MCGM	Contingent Liability
DPRC	33,50,003/-	33,50,003/-	33,50,003/-
Plot No. 29	73,92,032/-	73,92,032/-	73,92,032/-
Shantivanam Shops	4,10,312/-	4,10,312/-	4,10,312/-
Shantivanam Bldg.	5,47,324/-	5,47,324/-	5,47,324/-
Paramel Bldg.	1,48,971/-	1,48,971/-	1,48,971/-

- h) GST Matters:** It is observed that the Society has been diligent in discharging its GST Liability for the period **01.04.2024 to 31.03.2025**. The GST Return has also been duly filed on a regular basis. It is advised to reconcile and match the GST Collected, ITC available and GST Payable at the time of filing GST Returns periodically.

i) Income Tax Matters:

- i) The Income Tax Return has been filed for the Assessment Year: 2024-25 (Financial Year ending: 31st March, 2024). The TDS Returns has also been duly filed for the Financial Year: 2024-25. It is advised to match the every TDS deductions with the payments made at the time of filing TDS Returns.
- ii) The status of other pending Income Tax issues is duly tabulated here under.

Year	Tax Demanded Dues	Reasons for Tax Demand	Status of the Appeals
A.Y.2015-16 (Year ending 31.03.2015)	Tax Demanded as per Assessment Order: Rs.1,31,11,460/- Tax Dues Paid Under Protest: Rs.26,23,000/-	Disallowance of deduction u/s.80P(2)(d) – Interest Earnings from Co-operative Banks to the extent of Rs.2,76,03,114/-	The CIT(A) had passed the order disallowing the deduction of Claim u/s. 80P(2)(d) vide order dated 11.03.2023. This Order of the CIT (Appeal) has been challenged by the Society by filing a Letter to the CBDT, as the same was passed by the Appellate Authority without considering any of the submissions made by the Society for the matter under appeal.

SUDESH & ASSOCIATES **CHARTERED ACCOUNTANTS**

Continuation Sheet:

			<p>Current Status: The ITAT has heard the matter and the Order is yet to be received by the appellant, which are in lines of the ITAT Order passed for the appellant for AY's: 2016-17 and 2017-18.</p>
<p>A.Y.2016-17 (Year ending 31.03.2016)</p>	<p>Tax Demanded as per Assessment Order: Rs.1,47,28,743/-</p> <p>Tax Dues Paid Under Protest: Rs. NIL 100% Stay obtained on this Disputed Dues of Tax Demand</p>	<p>Disallowance of Deduction u/s.80P(2)(d) – Interest Earnings from Co-operative Banks to the extent of Rs.3,04,21,874/-</p>	<p>Matter heard by ITAT and Order passed in favour of the appellant.</p> <p>Request for passing the Order giving effect (OGE) has been submitted with the Income Tax Department.</p> <p>Refund of amounts collected by Income Tax Department for this Assessment Year is under follow up by the Office of M/s. Harish Hegde & Co.</p>
<p>A.Y.2017-18 (Year ending 31.03.2017)</p>	<p>Tax Demanded as per Assessment Order: Rs.1,32,82,329/-</p> <p>Tax Dues Paid Under Protest: Rs. NIL 100% Stay obtained on this Disputed Dues of Tax Demand</p>	<p>Disallowance of Deduction u/s.80P(2)(d) – Interest Earnings from Co-operative Banks to the extent of Rs.2,94,40,756 /-</p>	<p>Matter heard by ITAT and Order passed in favour of the appellant.</p> <p>Request for passing the Order giving effect (OGE) has been submitted with the Income Tax Department.</p> <p>Refund of amounts collected by Income Tax Department for this Assessment Year is under follow up by the Office of M/s. Harish Hegde & Co., Chartered Accountants</p>
<p>A.Y.2020-21 (Year ending 31.03.2020)</p>	<p>No Tax Dues.</p>	<p>N.A.</p>	<p>The Assessment Order under section 143(3) of the Income Tax Act, 1961 was passed on 23.09.2022 wherein the Assessing Office disallowed the deduction claimed under section 80P(2)(d) without adequately considering the factual submissions leading to addition of income.</p> <p>The Rectification Application was filed and the case was presented before the Dy. CIT. The learned Dy. CIT has accepted the claim and passed the Rectification Order and allowed the claim of deduction U/s. 80P(2)(d). As such there have been NIL additions. The Refund for the A.Y. 2020-21 is adjusted against the Demand of A.Y.2017-18.</p>

SUDESH & ASSOCIATES
CHARTERED ACCOUNTANTS

Continuation Sheet:

			<p>As per the Order passed by the Hon'ble ITAT, there is no demand outstanding for A.Y.2017-18. Accordingly, the assessee is now eligible for the full refund for AY 2020-21.</p> <p>Current Status: The matter is being followed up by the Office of M/s. Harish Hegde & Co., Chartered Accountants.</p>
A.Y.2023-24 (Year ending 31.03.2023)	No Tax Dues	N.A.	<p>The Refund for the AY 2023-24 is adjusted against the Demand of AY 2017-18. As per the Order passed by the Hon'ble ITAT, there is no demand outstanding for A.Y. 2017-18. Accordingly, the assessee is now eligible for the full refund for AY 2023-24.</p> <p>Current Status: The matter is being followed up by the Office of M/s. Harish Hegde & Co., Chartered Accountants for necessary Refund.</p>

iii) The status of other pending Income Tax issues is duly tabulated here under.

AY	Section	Demand Amount (Rs.)	Interest Amount (Rs.)	Total Demand Amount (Rs.)	Remarks
2011-12	154	47,65,070	—	47,65,070	The matter is being represented by M/s. Harish Hegde & Co., seeking squashing of the Order and also seeking applicable Refund.
2015-16	143(3)	1,04,87,460	3,93,342	1,08,80,802	Reference stated above.
2012-13	143(1)(a)	66,42,830	—	66,42,830	The matter is being represented by M/s. Harish Hegde & Co., seeking squashing of the Order and also seeking applicable Refund.

SUDESH & ASSOCIATES

CHARTERED ACCOUNTANTS

Continuation Sheet:

2021-22	143(1)(a)	1,03,16,660	30,94,980	1,34,11,640	Rectification application filed with the Income Tax department on 25.01.2024. Current Status: The matter is being followed up by the office of M/s. Harish Hegde & Co., Chartered Accountants.
2017-18	143(3)	1,08,03,997	94,22,943	2,02,26,940	Reference stated above.

j) TDS Matters:

- i) The TDS Returns has also been duly filed for the Financial Year: 2024-25. It is advised to match the every TDS deductions with the payments made at the time of filing TDS Returns.
- ii) Outstanding TDS Dues: The TDS outstanding dues are as follows:

Year	Tax Demand Dues	Reasons for Tax Demand
2007-08	23,09,090/-	The Challan was paid erroneously by entering PAN instead of Tan resulting into demand Current Status: The matter is being followed up by the office of M/s Harish Hegde & Co., Chartered Accountants.
2008-09	69,850/-	Short payment/short deductions including interest and late fee. Current Status: The matter is being followed up by the Office of M/s. Harish Hegde & Co., Chartered Accountants.
2009-10	1,470/-	
2010-11	10,000/-	
2012-13	39,610/-	
2023-24	260/-	
2024-25	5,410/-	

It is advised to take necessary actions to address the outstanding demand dues and ensure that the TDS compliance is met.

- k) Professional Tax compliance should be made diligently.

SUDESH & ASSOCIATES

CHARTERED ACCOUNTANTS

Continuation Sheet:

- l)** Cash on hand in DPRC is very much higher side as at 31st March, 2025. It is advised to keep smaller balance in hand and rest to be deposited into the bank. However, we are being informed that this was in view of last 3 days non-working days of the financial year.
- m)** Opening balances in the outstanding expenses, Advance and Prepaid expenses needs to be reviewed and necessary action to be taken to clear the same.

9. AUDIT CLASSIFICATION:

Taking into consideration the financial position, maintenance of accounts, observance of M.C.S.Act & Rules, Bye-Laws of the society and overall working, the society gets 'A'Audit Class.

We are thankful to the Office bearers, Staff of the Society for the co-operation rendered during the Audit.



PLACE: MUMBAI

DATE: 25/07/2025

FOR SUDESH & ASSOCIATES
Chartered Accountants
FRN: 131970W

(CA. Sudesh R. Shetty)
Proprietor
Membership No. 103550
Co-op. Soc. Panel No. 12118
UDIN: 25103550BMOUZZ8069

THE SALSETTE CATHOLIC CO-OPERATIVE BALANCE SHEET AS AT

<i>Liabilities</i>	<i>Sch</i>	<i>Current Year Rs.</i>	<i>Previous Year Rs.</i>
Share Capital			
Authorised Capital 10,000 Shares of Rs.50/- each		5,00,000.00	5,00,000.00
Issued, Subsribed & Paid up Share Capital 2,470 Shares of Rs. 50/- each		1,23,500.00	1,23,500.00
Premium, Reserves & Surpluses			
Premium on Plots & Flats	1	7,11,108.00	7,11,108.00
Reserve Fund & Other Funds	2	62,99,21,597.74	58,40,41,446.72
Members Contribution towards			
- Land (Demised for 998 years)		5,75,279.00	5,75,279.00
- Building/Building Renovation		10,24,473.41	69,91,867.19
Deposits	4	2,98,46,872.05	2,73,36,872.05
Current Liabilities & Provisions	5	4,62,71,849.49	4,17,10,514.25
TOTAL		70,84,74,679.69	66,14,90,587.21

As per our report of even date
For Sudesh & Associates
Chartered Accountants



[Signature]

CA Sudesh R. Shetty
(Proprietor)
Mem. No.: 103550
FRN: 131970W
Co-op. Panel No. 12118
Place: Mumbai
Date: 25/07/2025
UDIN: 25103550BMOUZZ8069

HOUSING SOCIETY LIMITED

31ST MARCH 2025

<i>Assets</i>	<i>Sch</i>	<i>Current Year Rs.</i>	<i>Previous Year Rs.</i>
Fixed Assets			
- Land & Buildings	6	2,56,92,839.00	96,92,839.00
- Other Assets	7	3,63,891.85	3,86,915.00
- DPRC Assets		1,00,11,406.00	1,01,88,130.00
Investments	8	61,35,68,550.00	58,33,68,550.00
Other Non Current Assets	9	3,51,410.00	3,44,081.00
Current Assets, Loans & Advances			
- Cash & Bank Balances	10	1,21,51,753.83	1,19,00,487.78
- Dues from Members	11	5,154.15	5,54,084.50
- Other Current Assets	12	63,17,082.50	57,82,438.57
- Loans & Advances	13	4,00,12,592.36	3,92,73,061.36
TOTAL		70,84,74,679.69	66,14,90,587.21

For The Salsette Catholic Co-operative Housing Socieity Limited



Mrs. Blossom Coutinho
Chairman



Mr. Cornel K. Gonsalves
Secretary



Mr. Keith de Sales
Treasurer

THE SALSETTE CATHOLIC CO-OPERATIVE INCOME & EXPENDITURE ACCOUNT

<i>Expenditure</i>	<i>Sch</i>	<i>Current Year Rs.</i>	<i>Previous Year Rs.</i>
To Interest on Deposit for Development of Plots in Kantwadi Scheme		4,90,000.00	3,92,000.00
" Expenses on Property	14	77,26,550.71	65,32,061.40
" Professional Fees & Audit Fees	15	41,79,431.00	26,58,743.00
" Sundry Expenses	16	17,29,780.51	18,53,001.35
" Office Expenses		2,99,201.00	1,82,142.30
" Printing & Stationery		1,48,220.00	1,41,742.00
" Conveyance & Travelling Charges		1,74,428.00	1,38,866.00
" Telephone Expenses/Postage & Courier		61,495.00	1,07,175.00
" Platinum Jubilee Scholarships		30,000.00	12,000.00
" Expenditure on Amenities & Objectives	3	52,10,573.00	48,77,392.00
" Staff Welfare Expenses		73,076.92	71,092.00
" Donation paid		-	48,000.00
" DPRC Expenses		1,45,31,649.99	1,30,97,634.73
" Provisions	17	3,28,94,390.00	2,81,04,369.00
" Depreciation		67,574.00	68,088.00
" Excess of Income over Expenditure		1,80,30,770.02	1,49,11,003.07
TOTAL :		8,56,47,140.15	7,31,95,309.85

As per our report of even date
For Sudesh & Associates
Chartered Accountants



AShetty

CA Sudesh R. Shetty
(Proprietor)
Mem. No.: 103550
FRN: 131970W
Co-op. Panel No. 12118
Place: Mumbai
Date: 25/07/2025
UDIN: 25103550BMOUZZ8069

HOUSING SOCIETY LIMITED

FOR THE YEAR ENDED 31ST MARCH, 2025

<i>Income</i>	<i>Sch</i>	<i>Current Year Rs.</i>	<i>Previous Year Rs.</i>
By Interest on Fixed Deposits			
" Citizen Credit Co-op Bank Ltd Turner Rd		76,85,555.00	65,07,269.00
" Shamrao Vithal Co-op. Bank Ltd		1,84,64,186.00	1,72,82,652.00
" Saraswat Co-Op Bank Ltd		65,62,324.00	48,65,280.00
" The Bassain Catholic Co-op. Bank Ltd		29,35,000.00	24,90,613.00
" Bank of India		34,25,602.00	33,75,000.00
Interest on Saving Bank A/c			
" CitizenCredit Co-op Bank Ltd Turner Rd		3,80,802.00	3,90,262.00
" Shamrao Vithal Co-op. Bank Ltd		1,80,270.00	1,61,701.00
" Bank of India		44,736.78	36,401.15
Other Income			
" Interest on security deposits		-	-
" Administrative Charges		-	5,00,000.00
" Contributions - Amenities & Objectives	3	74,09,124.00	10,60,019.00
" Contribution - Towards Outgoings		12,77,233.13	12,05,190.00
" Rent from Property		2,86,40,729.75	2,74,35,696.00
" Rent Received - Shantivanam Shops		68,683.00	1,93,316.00
" Ground Rent		1,003.50	907.75
" Sundry Receipts - General		9,703.88	41,714.50
" Interest on Arrears (Others)		2,521.09	1,136.60
" Interest on Arrears (Members)		105.00	10,447.77
" Non - Occupancy Charges (Members)		5,972.00	2,828.00
" Dividend Received (MSCB)		600.00	600.00
" Admission Fees Received		6.00	3.00
" Interest on Income Tax Refund		4,550.00	1,30,070.00
" DPRC Income		85,48,433.02	75,04,203.08
TOTAL :		8,56,47,140.15	7,31,95,309.85

For The Salsette Catholic Co-operative Housing Socieity Limited

Mrs. Blossom Coutinho
Chairman

Mr. Cornel K. Gonsalves
Secretary

Mr. Keith de Sales
Treasurer

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 1 Premium on Plots & Flats	31.03.2025 Rs.	31.03.2024 Rs.
The Salsette Catholic Co-operative Housing Society Limited	5,23,757.00	5,23,757.00
Shantivanam Building	1,87,351.00	1,87,351.00
	7,11,108.00	7,11,108.00

Schedule - 2 Reserve Fund & Other Funds	31.03.2025 Rs.	31.03.2024 Rs.
Statutory Reserve Fund	29,68,75,284.69	26,98,21,178.69
Capital Redemption Reserve	375.00	375.00
General Reserve Fund	68,04,980.88	66,28,726.88
Sinking Fund	21,25,222.31	19,70,789.31
Building Repair Fund	48,51,869.00	44,66,240.00
Associate Membership Fees	9,900.88	9,100.88
Balance in Income & Expenditure A/C	31,92,53,964.98	30,11,45,035.96
	62,99,21,597.74	58,40,41,446.72

Schedule - 3 Note on Members Contribution towards Amenities & Objectives of the Society	31.03.2025 Rs.	31.03.2024 Rs.
Members contribution towards Amenities and Objectives of the society Credit	74,09,124.00	10,60,019.00
Amount spent towards Amenities and Objectives of the Society on Members Debit	52,10,573.00	48,77,392.00
	-	-

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 4 Deposits	31.03.2025 Rs.	31.03.2024 Rs.
Deposits for Plots & Flats	63,841.05	63,841.05
Deposits from Tenants & Flat Owners	19,066.00	19,066.00
Deposits for Development Rights	20,400.00	20,400.00
Deposits for Development Rights of Plot 500/2 Shantivanam	1,75,000.00	1,75,000.00
Deposits against Premium on Development Rights Kantwadi Scheme	16,03,492.00	16,03,492.00
Security Deposits for Development of Plots in Kantwadi Scheme	98,00,000.00	98,00,000.00
Security Deposit (Rental) - Natures Basket	1,00,00,000.00	1,00,00,000.00
Security Deposit (Rental) - Citizen Credit Co - Op Bank Ltd	25,00,000.00	25,00,000.00
Security Deposit for Repairs - (Plot No. 29 Flat No 4 & 5)	30,000.00	30,000.00
Security Deposit - (Plot No. 29 Flat No 1)	50,000.00	50,000.00
Security Deposit - (Plot No. 29 Garage No. 6 - Auto Runner)	2,00,000.00	2,00,000.00
Security Deposit - (Plot No. 29 Garage No. 8 - Josi Care)	2,00,000.00	2,00,000.00
Security Deposit - Bull Horn Pictures LLP	2,00,000.00	2,00,000.00
Security Deposit - Mrs. Desiree M. Thakur Plot No. 94	25,00,000.00	-
Security Deposit (Interest Free) - Plot 57 Mem No. 175	5,00,000.00	5,00,000.00
Security Deposit for Repairs / Renovation (Shantivanam Shops 31 / 32)	10,000.00	10,000.00
Security Deposit - Deemed Conveyance Plot No. 101	13,95,073.00	13,95,073.00
Security Deposit - Security Deposit 3 Big Dots Hospitality LLP	5,00,000.00	5,00,000.00
Security Deposit - Shantivanam	80,000.00	70,000.00
	2,98,46,872.05	2,73,36,872.05

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025

Schedule - 5 Current Liabilities & Provisions	31.03.2025 Rs.	31.03.2024 Rs.
Ground Rent Received in Advance	1,907.00	1,709.00
Advance Received From Tenants	20,964.00	23,511.00
Advances from Members - Paramel	22,763.20	22,706.20
Earnest Money Deposit - Major Repairs	43,270.00	43,270.00
Earnest Money Deposit plot no. 29 Garage No 8	10,000.00	10,000.00
Contribution from Members - Paramel (External Repairs)	22,23,854.04	39,21,434.04
Members Contribution to Major Repairs (BS)	1,01,07,393.78	41,40,000.00
Members Contribution to NA Tax (Paramel & Shantivanam)	83,374.00	77,128.00
Accrued Interest on Security Deposit of K.S.	1,59,21,077.00	1,54,31,077.00
DPRC - User Maintenance Fees recd in advance in current year	29,501.00	28,516.94
User / Associate Badminton Advance	6,050.00	4,769.50
User / Associate Swimming Advance	5,300.00	4,177.98
Sundry Creditors	1,01,529.30	1,03,567.00
Due to Orlem Members	98,32,829.00	1,06,52,751.00
Duties & Taxes - GST Payable	5,16,578.54	4,90,094.42
Duties & Taxes - TDS Payable	2,520.00	8,300.00
Duties & Taxes - Professional Tax Payable	3,225.00	1,175.00
Provision For Ex-Gratia to Staff	4,35,116.00	3,69,954.00
Remuneration (Honorary) to Secretary, Acting Secretary & Treasurer	1,68,000.00	1,68,000.00
Share Capital due to Ex Members	24,500.00	24,500.00
Provision for Dividend 2024-2025	18,375.00	18,525.00
69th Unpaid Dividend 2022-2023	9,300.00	6,075.00
68th Unpaid Dividend 2021-2022	6,075.00	9,300.00
67th Unpaid Dividend 2020-2021	-	7,950.00
70th Unpaid Dividend 2023-2024	6,225.00	-
Outstanding Expenses Payable	7,42,636.46	4,90,425.00
Provision For Income Tax (A.Y. : 24- 25)	-	54,31,470.00
Provision For Income Tax (A.Y. : 25- 26)	54,90,296.00	-
Professional Fees Payable- Statutory Audit Fees	30,000.00	30,000.00
Retention Money	3,75,881.17	1,90,128.17
Co - Op Education & Training Fund	27,870.00	-
Medical Aid - 2023-24	5,439.00	-
	4,62,71,849.49	4,17,10,514.25

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 6 Fixed Assets	31.03.2025 Rs.	31.03.2024 Rs.
Land & Buildings		
(a) Kantwadi Scheme (at Book Value)	3,18,928.00	3,18,928.00
(b) Land DPRC - Plot (at Book Value)	13,951.00	13,951.00
(c) Plot No.29 TPS IV Bandra, (at Book Value)	4,76,508.00	4,76,508.00
(d) Land & Building at Plot No 51 K.S. Annette (at Cost)	3,77,876.00	3,77,876.00
(e) Land & Building at Plot No. 165A K.S. Paramel (at Cost Incl Major Repairs)	25,42,576.00	25,42,576.00
(f) Land & Building at Plot No.500/02 Pali Road, Shantivanam (at Cost)	59,63,000.00	59,63,000.00
(g) Plot No.29, Flat No 8 with Garage No. 03	1,60,00,000.00	-
	2,56,92,839.00	96,92,839.00

1. Sr. (a) has been leased to members for 998 years
2. Sr. (c) Building is given out on rent / lease
3. Sr. (d) to (f) the flats in the building on these plots have been given to members on Tenant Co-partnership basis.

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 7 Other Fixed Assets	Op. Balance 01.04.2024	Additions During the year	Deduction	Depreciation During the year	Cl. Balance 31.03.2025
Furniture & Fixtures	11,019	-	-	1,102.00	9,917.00
Air Conditioner	33,324	-	-	4,999.00	28,325.00
DVD and Camera	8,292	-	-	1,244.00	7,048.00
Electrical Fittings	16,515	-	-	2,477.00	14,038.00
Mobile Phone	18,016	22,000	-	6,002.00	34,014.00
Storage System	1,73,142	-	-	25,971.00	1,47,171.00
Computer	764	-	-	306.00	458.00
Xerox Machine	76,117	-	500	11,418.00	64,199.00
CCTV	1,030	-	-	412.00	618.00
Pump Set - Plot 29	32,348	-	-	4,852.00	27,496.00
External HDD Western					
Digital 2TB	-	15,000	-	6,000.00	9,000.00
Fridge	-	8,051	-	604.00	7,446.85
Pumpset (Paramel)	170	-	-	26.00	144.00
Pumpset (Shantivanam)	8,933	-	-	1,340.00	7,593.00
Furniture & Fixtures					
(Shantivanam)	5,328	-	-	533.00	4,795.00
Cabin Fan (Shantivanam)	1,917	-	-	288.00	1,629.00
	3,86,915.00	45,051.00	500.00	67,574.00	3,63,891.85

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 8 Investments	31.03.2025 Rs.	31.03.2024 Rs.
Shares & Bonds (at Cost)		
Maharashtra State Co-op Bank Ltd - 6 Shares of Rs.1,000/- each fully paid up	6,000.00	6,000.00
Salsette Catholic Co-op Credit Soc. Ltd - 40 Shares of Rs.25/- each fully paid up	1,000.00	1,000.00
Mumbai District Co-op Hsg Federation Ltd - 5 Shares of Rs.100/- each fully paid up	500.00	500.00
Deposits		
CitizenCredit Co-op Bank Ltd (Turner Road Branch)	13,30,61,050.00	12,08,61,050.00
The Shamrao Vithal Co-op. Bank Ltd.	29,30,00,000.00	28,50,00,000.00
Saraswat Co-Op Bank Ltd	9,75,00,000.00	8,75,00,000.00
The Bassain Catholic Co.op. Bank Ltd	4,00,00,000.00	4,00,00,000.00
Bank Of India	5,00,00,000.00	5,00,00,000.00
	61,35,68,550.00	58,33,68,550.00

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 9 Other Non - Current Asset	31.03.2025 Rs.	31.03.2024 Rs.
Security Deposits		
Security Deposit with Reliance Infrastructure Ltd.	45,534.18	43,534.18
Security Deposit The Tata Power Company Ltd	12,500.00	12,500.00
Security Deposit with BMC	3,800.00	3,800.00
Security Deposit with BMC - Water Connection	15,000.00	15,000.00
Security Deposit with Reliance Infrastructure Ltd - DPRC	1,22,446.82	1,22,446.82
Security Deposit with BMC -DPRC	1,17,379.00	1,17,379.00
Security Deposit with MTNL - DPRC	1,500.00	1,500.00
Security Deposit with Mahanagar Gas Ltd	23,250.00	17,921.00
Security Deposit with Railway Court	10,000.00	10,000.00
	3,51,410.00	3,44,081.00

Schedule - 10 Cash & Bank Balances	31.03.2025 Rs.	31.03.2024 Rs.
Cash in hand	7,156.00	5,778.00
Cash in hand -DPRC	1,60,490.00	18,191.42
Bank Balances		
- CitizenCredit Co-op Bank Ltd S.B. A/c (Turner Road Branch)	51,70,015.63	67,76,568.54
- Shamrao Vithal Co-op Bank Ltd S.B. A/c	45,49,988.00	42,65,626.00
- CitizenCredit Co-op Bank Ltd S.B. A/c (DPRC)	10,435.73	38,093.13
- Bank Of India	22,53,668.47	7,96,230.69
	1,21,51,753.83	1,19,00,487.78

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 11 Dues from Members	31.03.2025 Rs.	31.03.2024 Rs.
Dues form Members	4,234.65	5,45,674.00
Ground Rent from Salsette Members	919.50	840.50
Rent Due From Member	-	7,570.00
	5,154.15	5,54,084.50

Schedule - 12 Other Current Assets	31.03.2025 Rs.	31.03.2024 Rs.
Rent Due from Plot 29 Tenants	56,618.27	41,849.27
Water Charges Due from Natures Basket	24,381.30	37,864.00
Interest Receivable Bassien Co Op Bank	6,67,633.00	5,05,250.00
RCM on Security Charges	2,10,400.00	12,710.00
Prepaid Expenses	59,239.71	63,361.00
Prepaid Expenses - DPRC	3,98,012.75	3,11,179.77
Input Tax Credit under GST	1,37,164.30	46,591.36
Major Repairs Work in Progress (Shantivanam)	47,63,633.17	47,63,633.17
	63,17,082.50	57,82,438.57

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025

Schedule - 13 Loans & Advances	31.03.2025 Rs.	31.03.2024 Rs.
Prepaid FL IV Licence Fees - 5 Years - (DPRC)	23,13,375.00	30,84,500.00
Advance to Derick Fernandes (For Expense)	5,000.00	5,000.00
Advance to Nitin Aqua Aids	1,70,000.00	5,000.00
Advance to Clive D'Souza	22,272.00	8,024.00
Major Repairs - Shantivanam	11,18,350.00	3,52,000.00
Advance to ACME MEP Services (I) Pvt. Ltd	76,000.00	1,21,511.00
Income Tax		
Tax Deducted at Source (A.Y. 2025 - 2026)	68,74,310.00	-
Tax Deducted at Source (A.Y. 2024 - 2025)	-	62,63,741.00
Income Tax Receivable (A.Y. 2010 - 2011)	11,25,025.00	11,25,025.00
Income Tax Receivable (A.Y. 2016 - 2017)	45,65,461.00	45,65,461.00
Income Tax Receivable (A.Y. 2017 - 2018)	4,45,007.00	4,45,007.00
Income Tax Receivable (A.Y. 2020 - 2021)	-	-
Income Tax Receivable (A.Y. 2021 - 2022)	19,50,032.36	19,50,032.36
Regular Assessment Tax - Paid Under Protest (A.Y. : 2015-2016)	26,23,000.00	26,23,000.00
Regular Assessment Tax - Paid Under Protest (A.Y. : 2014-2015)	19,95,535.00	19,95,535.00
Regular Assessment Tax - Paid Under Protest (A.Y. : 2016-2017)	1,44,07,105.00	1,44,07,105.00
Regular Assessment Tax - Paid Under Protest (A.Y. : 2017-2018)	16,98,250.00	16,98,250.00
Tax Deducted at Source (Ass. Year. 2007-08) - Orlem Scheme	6,23,870.00	6,23,870.00
	4,00,12,592.36	3,92,73,061.36

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 14 Expenses on Property	31.03.2025 Rs.	31.03.2024 Rs.
Property Tax (BMC)	30,61,009.00	32,69,402.00
Water Charges	2,25,798.46	2,17,312.00
Electricity Charges	2,26,987.00	2,02,317.00
Repairs & Maintenance	13,18,685.60	6,29,866.20
Insurance	37,638.65	38,319.20
Salary/ Security Charges	27,28,716.00	19,95,767.00
Garden Expenses	75,095.00	1,57,745.00
Lift Expense	52,621.00	21,333.00
	77,26,550.71	65,32,061.40

Schedule - 15 Professional Fees & Audit Fees	31.03.2025 Rs.	31.03.2024 Rs.
Professional Fees - Legal	28,40,643.00	18,26,743.00
Professional Fees - Retainer Fees	3,75,000.00	3,00,000.00
Professional Fees - Internal Audit & Professional	6,93,788.00	3,07,000.00
Professional Fees - Statutory Audit	30,000.00	30,000.00
Professional Fees - Architect	2,40,000.00	1,95,000.00
	41,79,431.00	26,58,743.00

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 16 Sundry Expenses	31.03.2025 Rs.	31.03.2024 Rs.
Advertisement expense	24,000.00	76,523.80
Founder Day Expense	-	2,14,957.00
Donation	-	48,000.00
Bank Charges	4,478.40	5,768.00
Annual Subscription	2,826.00	2,700.00
Meeting Expenses	1,61,449.00	1,32,468.22
Staff Welfare Expense	-	71,092.00
Printing & Stationery	-	1,41,742.00
GST Taxes Paid	-	55,276.00
Expenditure on Holiday Home Scheme	37,100.00	53,450.00
Picnic Expenses	34,038.00	46,568.00
Licence Fee	-	32,250.00
Late Fee	234.00	3,490.00
Sundry Expenses	3,23,176.47	4,10,128.24
Annual Thanksgiving Mass	-	1,62,488.00
Co - Operative Education & Training Fund	-	29,640.00
Election Expenses	1,799.00	-
Deficit from Functions	-	6,27,294.09
Functions (A-26 Band. Rs.5.00 lacs sanctioned by AGM)	5,85,792.56	-
Functions (BBQ Nite). (Sponsorship Recd Rs.3.72 Lacs)	3,11,144.58	-
Functions -Flag Hoisting Independence Day / Republic Day	57,692.00	-
Functions - Release of Postal Cover	2,58,861.00	-
Functions - Founders Day Rosary	2,33,625.00	-
Functions Starry Starry Nite (Sponsorship Recd Rs.2.50 Lacs)	3,88,517.14	-
Functions - New Year Eve/Young at Heart/Children Christmas Tree/Badminton)	1,36,998.94	-
Sponsorship Amounts collected for various functions, identified as above	(8,31,951.58)	-
	17,29,780.51	14,56,901.26

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LIMITED
*Schedules forming part of Balance Sheet and Income & Expenditure Account
as on 31st March, 2025*

Schedule - 17 Appropriations & Provisions	31.03.2025 Rs.	31.03.2024 Rs.
Statutory Reserve Fund	2,70,46,156.00	2,23,66,504.00
Ex-Gratia to Staff	1,71,563.00	1,16,319.00
Remuneration (Honorary) to Secretary, Acting Secretary & Treasurer	1,68,000.00	1,71,551.00
Dividend Payable	18,375.00	18,525.00
Provision for Income Tax	54,90,296.00	54,31,470.00
	3,28,94,390.00	2,81,04,369.00

The estimated expenses proposed for the year, 2025 – 2026 and approved at the Managing Committee meeting are as under:-

(i) Picnic	Rs. 1,50,000.00
(ii) Annual Thanksgiving Mass / Rosary	Rs. 4,00,000.00
(iii) Entertainment Programme	Rs. 25,00,000.00
(iv) Maintenance of Assets	Rs. 25,00,000.00
(v) Sports	Rs. 4,00,000.00
(vi) Sports / Fitness Equipment	Rs. 10,00,000.00
(vii) DPRC expansion plan	Rs. 2,00,00,000.00

To ratify the Resolution passed at the Managing Committee meeting held on 27th June 2024 at 7 pm at D'Monte Park Recreation Centre.

“RESOLVED THAT the Honorarium paid to the Secretary / Acting Secretary / Treasurer to be increased from Rs.1,68,000/- p.a. to Rs.1,88,000/- p.a. from the Financial year 2025 – 2026 onwards.”

NAME OF THE SOCIETY : **THE SALSETTE CATHOLIC CO-OP HOUSING SOCIETY LTD.**
42, St. Andrew Road, Bandra, Mumbai-400050.

PERIOD OF AUDIT : 1-4-2024 TO 31-3-2025

Additional Schedules required to be attached to the Auditor's Report under Rule 69(6) of the Maharashtra Co-operative Societies Rules

Schedule: I Transaction involving infringement of the provisions of the Act, Rules and Bye-laws

Vide General Remarks

Schedule: II Particulars of sum, which ought to have been, but having not been brought into account.

NIL

Schedule: III Improper and irregular payments.

NIL

Schedule: III Irregularities in the realisation of Moneys

NIL

Schedule: IV List of doubtful debts.

NIL

Schedule: V List of Movable & Immovable Property and other assets considered doubtful of realisation.

NIL

PLACE: MUMBAI

DATE: 25/07/2025



FOR SUDESH & ASSOCIATES
Chartered Accountants
FRN: 131970W

(CA. Sudesh R. Shetty)
Proprietor
Membership No. 103550
Co-op. Soc. Panel No. 12118
UDIN: 25103550BMOUZZ8069

FORM NO. 1

Audit Memo (For all types of Co-op. Societies)

Part-I

Name of the Society : THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LTD.

Sr. No. of the audit memo as per audit register :

Full registered address : 42, St. Andrew Road, Bandra, Mumbai-400 050.

Taluka or Block : Mumbai.

District : Mumbai - 400050.

Registration No. : 1914 of 1918

Date of Registration : 29.05.1918

Area of Operation : Mumbai

No. of branches, depots and shops : Nil
(Give specific figures)

(i) Audit Classification : 'A'

(ii) Audit Classification given during the last three audits : 'A', 'A', 'A'

1. Audit information:

- (1) Full name, designation, and head quarters of Auditing officer. : Sudesh R. Shetty, Chartered Accountant.
M/s. SUDESH & ASSOCIATES
CHARTERED ACCOUNTANTS
C/212, KAILASH ESPLANADE,
OPP. SHREYAS CINEMA, LBS MARG,
GHATKOPAR (EAST), MUMBAI – 400 086.
- (2) Period covered during the present audit. : 01.04.2024 to 31.03.2025.
- Dates on which
- (1) Audit was commenced and continued. : 17.07.2025
- (2) Audit was completed : 23.07.2025
- (3) Audit memo was submitted : 25.07.2025

2. Membership:

- (i) No. of Members: 247
- (ii) Have new members been duly admitted? Yes.
- Have they paid entrance fees? Yes.

- | | |
|---|------|
| (iii) Are their written applications in order and are they filed properly? | Yes. |
| (iv) Is the members' register kept in Form "I" prescribed under Rule 32 and 65(I) of the M.C.S. Rules 1961? | Yes |
| (v) Is a list of members' kept in Form "J" under Rule 33 of the M.C.S. Rules 1961? | Yes. |
| (vi) Have due remarks been passed against names of the deceased, dismissed, or resigned members in the member's register? | Yes. |
| (vii) Are resignations in order and are they duly accepted? | Yes. |
| (viii) Have nominations made under Rule 25 of the M.C.S. Rules 1961 been duly entered in the member's register under Rule 26? | Yes. |

3. *Shares:*

- | | |
|---|------|
| (i) Are applications for shares in order? | Yes. |
| (ii) Is share register written up-to-date? | Yes. |
| (iii) Do the entries in share register tally with the entries in Cash Book? | Yes. |
| (iv) Is share ledger written upto date? | Yes. |
| (v) Do the total of share ledger balances tally with the figures of share capital in the Balance sheet? | Yes. |
| (vi) Have share certificates been issued to the Share holders for all the shares subscribed? | Yes. |
| vii) Are share transfers and refunds in accordance with the provisions of the Bye-laws, Act and Rules? | Yes. |

4. *Outside Borrowings:*

- | | |
|--|--|
| (i) What is the limit fixed in the Bye-laws for borrowings of the society? | Ten Times of paid up Capital & Reserve Less Accumulated Loss |
| (ii) Has it been exceeded? | No Borrowings |
| (ii) If so, state whether necessary permission has been obtained from the competent authority? | Not Applicable |

5. *Meetings:*

- | | |
|--|------------|
| (i) Give dates of:- | |
| a) Annual General Meeting. | 21/09/2024 |
| b) Special General Meeting | - |
| (i) State the No. of Meetings held during the as follows:- | |
| a) Board or Managing Committee Meetings. | 11 |
| b) Executive or Sub-Committee Meetings. | — |
| c) Other Meetings. | — |

6. *Rectification Reports:*

- | | |
|--|---------------------|
| (i) Has the society submitted audit rectification reports of the previous audit memos? If so, give dates of submission. If not, state the reason for non-submission. | No Rectification. |
| (ii) Have any important point mentioned in the previous audit memos been neglected by the society? If so, state them in general remarks. | See General Remarks |

7. *Audit Fees:*

- | | |
|---|--------------|
| (i) Give amount of audit fees last assessed- | Rs. 30,000/- |
| State period for which assessed | 2023-24. |
| State the date of recovery of audit fees, name of Treasury and amount credited (Give No. and date of Treasury Challan). | N.A. |

- (ii) If audit fees have not been paid by the Society, give the details about outstanding audit fees and reasons for non-payment. N.A.

8. *Internal or Local Audit:*

- (i) If there is internal or local audit, state by whom done, period covered and whether memo is on the record of the Society. Harish Hegde & Co. Chartered Accountants 01/04/2024 to 31/03/2025. Yes
- (ii) State whether there is a proper co-ordination between Statutory Auditor and Internal Auditor. Yes

9. (A) *Managing Director / Manager / Secretary:*

- (i) Name of the Officer Mr. Cornel K. Gonsalves
- (ii) Pay drawn: N.A.
Grade: Secretary
- (iii) State other allowances, if any, any facilities given such as rent free quarters etc. 96,000/-
- (iv) State whether she is a member. Yes
- (v) If so, whether he has borrowed or has been given any credit facilities? State the amount borrowed and the amounts of overdues, if any. No
- (vi) If other amounts are due from him, give details. No
- (B) Obtain a list of staff showing names, designations, qualifications, scales, present pay and allowances given, dates from which employed, security furnished etc. As per Annexure 'A'

10. *Breaches:*

- (i) Does the Society possess a copy of the Act, Rules, and its registered Bye-laws? Yes
- (ii) Give only numbers of breaches of the Act, Rules, and Bye-laws?

1. Section Nos.....
2. Rules Nos.....
3. Bye-laws No.....

See Gen Remarks.

- (iii) Have any rules been framed under the Bye-laws? Are they approved by appropriate authority? Are they properly followed? (These breaches should be discussed in brief in general remarks).

No Such Rules.

11. *Profit and Loss:*

1. What is the amount of profit earned or loss incurred during the last co-operative year? Rs. 1,80,30,770.02 Surplus
2. State how the net profits are distributed? (In case of non-business societies, figures of surplus or deficit may be given against query No. 11(1) above). Accumulated in. Income & Expenditure A/c.

12. *Cash, Bank Balances and securities:*

a) *Cash:*

1. Count cash and sign the Cash Book stating the amounts so counted and date on which counted. Not counted by us.
2. Who produced the cash for counting? Give his name and designation. Is he authorised to keep cash? Not Applicable.
3. Is it correct according to the Cash Book? Not Applicable
4. Are arrangement for safety of cash in safe and cash in transit adequate? Yes

b) *Bank Balance:*

Do the bank balance shown in Bank Pass Books or Bank statements and Bank balance certificates tally with such balances shown in books of accounts? If not, check reconciliation statements. Yes

c) *Securities:*

1. Verify securities physically and see whether they are in the name of Society. Yes
2. Are dividend and interest being duly collected? Yes
3. If securities are lodged with the Bank, are relevant certificates obtained? N.A.

4. Is investment register kept and written upto-date?

Investment Register maintained in Computer.

13. *Moveable and Immovable Property:*

1. Are relevant registers maintained and written upto date? Yes
2. Verify property physically and obtain its list. Do the balance tallies with balance sheet figures? Yes.
3. In case of immovable property including lands, verify title deeds and see whether they are in the name of the Society. Yes
4. Is the property duly insured where necessary? If so, give details in general remarks? Yes.
5. *Depreciation:*
 - i) Is due depreciation charged? Yes
 - ii) State the rate of depreciation charged on various assets. For details refer Gen. Remarks.

14. Have you discussed the draft audit memo in the Board or Managing Committee Meeting? Yes
If not, state reasons for the same —

Signature and designation of Auditing Officer.



PLACE: MUMBAI

DATE: 25/07/2025

FOR SUDESH & ASSOCIATES
Chartered Accountants
FRN: 131970W

(CA. Sudesh R. Shetty)
Proprietor
Membership No. 103550
Co-op. Soc. Panel No. 12118
UDIN: 25103550BMOUZZ8069

FORM NO. 28
Audit Memo (Co-operative Housing Societies)

Part-II

THE SALSETTE CATHOLIC CO-OPERATIVE HOUSING SOCIETY LTD.
(Audit for the year 2024-25)

1. Borrowings:-

- | | | |
|-------|--|----------------------------------|
| 1.1 | State the loans obtained by the Society for various purposes from Government and other agencies | : No loans, hence not Applicable |
| 1.1.1 | Agency sanctioning loans | : Not Applicable |
| 1.1.2 | Purpose for which the loan is sanctioned | : Not Applicable |
| 1.1.3 | Amount of loan sanctioned | : Not Applicable |
| 1.1.4 | Maximum amount drawn | : Not Applicable |
| 1.1.5 | Repayments made | : Not Applicable |
| 1.1.6 | Outstandings | : Not Applicable |
| 1.1.7 | Amount overdues, if any | : Not Applicable |
| 1.1.8 | Remarks | : Not Applicable |
| 1.2 | Are repayments of loans punctual? | : Not Applicable |
| 1.3 | Are all conditions laid down for grant of various loans and credits observed? Note breaches, if any. | : Not Applicable |
| 1.4 | Are necessary documents executed in favour of the authority sanctioning the loan? | : Not Applicable |

2. Government Financial Assistance :-

- | | | |
|-----|---|------------------|
| 2.1 | What is the amount of Government subsidy sanctioned and received by the society? | : Not Applicable |
| 2.2 | Has Government sanctioned any amount for land development? If so, state the amount.
Have development expenses exceeded the said amount ? | : Not Applicable |

3. Membership :-

- | | | |
|-----|---|------------------|
| 3.1 | State whether in case of backward class co-operative housing societies, certificates from the social welfare officers are obtained for backward class members for their eligibility to membership and obtaining of financial assistance ? | : Not Applicable |
|-----|---|------------------|

- 3.2 State whether certificates are obtained from officers of the concerned industry in case of the subsidised industrial housing scheme. : Not Applicable
- 3.3 Have declarations been obtained from members that they and their family members do not own lands or houses in the area of operation of the society as per provisions in the Bye-laws ? : Not Applicable
- 4. Lands and their developments :-**
- 4.1 State whether lands for construction of houses have been secured, purchased or obtained on lease. Give details of lands, stating total area, survey Nos. & C.R.S.Nos. if any, price for which purchased, lease rent etc. : No
- See the title deeds and ascertain whether they are properly executed in favour of the Society? : Yes.
- 4.2 State how the lands has been utilised for
 (a) Construction of houses,
 (b) Construction of roads
 (c) Open spaces
 (d) Other purposes (give details) }
 } As per Approved Plan
 }
 }
 }
- 4.3 Have the layouts and plans for development been approved by the Municipal Authorities before actual commencement of the work? : ----- ,, -----
- 4.4 Have completion certificates been obtained from appropriate authorities for drainage, water supply, roads etc. before construction work of building is commenced. : ----- ,, -----
- 5. Construction of Buildings :-**
- 5.1.a Have building construction commenced? } The Building already
 } constructed &
 } Completed.
- 5.1.b State the No. of houses or flats constructed and under construction. } N.A

- 5.1.c Have the completed flats and houses been allotted to members? : Yes.
- 5.2 Are buildings constructed on contract basis?
See the terms and conditions of contracts and state whether they have been properly observed. Note breaches, if any. : Not Applicable.
- 5.3 Are these contracts been properly sanctioned by the competent authority? : -----,, -----
- 5.4 Have tenders or quotations been called after giving due advertisements in local newspapers ? If the work are not given to the contractors quoting the lowest figures, see whether reasons for the same are recorded. : -----,,-----
- 5.5 Are contractors paid after necessary work progress certificates are obtained from the Architect ?
Are running and final bills obtained before payments are made to contractors ? : -----,,-----
- 5.6 See the terms on which they are employed.
Are there any breaches? : -----,,-----
- 5.7 See whether completion certificates have been obtained from the qualified engineers and architects, stating that the construction have been completed according to approved plans, specifications and other terms of contracts ? : -----,,-----
- 5.8 Is a property register kept in proper form ?
Is it written up-to-date? : No
- 5.9 When buildings are built departmentally, state whether the followings books are kept and written up-to-date ? : Not Applicable
- (a) Job registers and measurement books
(b) Stock registers,
(c) Are valuation certificates from qualified engineers and/or architects, obtained?
(d) Is expenditure allocated properly between items of capital and revenue nature?

- 5.10 State whether buildings have been constructed according to the original plans and estimates submitted with the loans application and which are approved by the competent authority ? Are there any deviations? If so, are they got approved from the competent authority? : Not Applicable.
- 5.11 In case of flat-owners societies, see whether titles to the land have been transferred in the name of the society ? : Yes.
- 5.12 Are buildings and other construction got insured? : Yes.
- 5.13 In case of flat-owners societies, have the promoters fulfilled their obligations as per agreements entered with them by the members prior to the registration of the society ? : Yes
- 5.14 Examine the agreements entered into with the promoters and see whether they are in the interest of the society ? : Not Applicable
- 5.15 Has the society executed lease deeds in favor of members for giving plots and /or buildings on lease to them ? : Not Applicable
- 5.16 Has the society created sinking fund as per provisions of the Bye-laws? : Yes.
- 5.17 Examine the basis on which monthly rents or contributions are fixed in case of tenant co-partnership societies or flat owners societies and see that the following items are adequately covered .
- (i) Amount required for re-payments of loan instalments } N.A.
 - (ii) Municipal and other taxes } N.A.
 - (iii) Lease rent } Yes.
 - (iv) Service charges and common expenses } Yes
 - (v) Contribution to the sinking fund. } Yes
- 6. Loans to members :-**
- (i) Are recoveries of loans punctual? } No loans to
 - (ii) State the amount of overdues } members hence
 - (iii) State what steps are being taken to recover overdues. } not applicable.

7. Expenditure :-

Has the expenditure been approved by the Managing Committee from time to time?

: Yes

Signature and designation of Auditing Officer.



PLACE: MUMBAI

DATE: 25/07/2025

**FOR SUDESH & ASSOCIATES
Chartered Accountants
FRN: 131970W**

A handwritten signature in black ink, appearing to read "S. Shetty".

**(CA. Sudesh R. Shetty)
Proprietor
Membership No. 103550
Co-op. Soc. Panel No. 12118
UDIN: 25103550BMOUZZ8069**

D'MONTE PARK BALANCE SHEET

<i>Liabilities</i>	<i>Current Year Rs.</i>	<i>Previous Year Rs.</i>
DEPOSITS		
Security Deposit 3 Big Dots Hospitality LLP	5,00,000.00	5,00,000.00
CURRENT LIABILITIES & PROVISIONS		
The Salsette Catholic Co - Op Housing Society Ltd	8,52,46,706.85	7,97,96,060.34
Shantivanam	13,700.00	-
Provision for Ex-Gratia to Staff	2,63,553.00	2,53,635.00
Outstanding Expenses	6,08,779.00	3,88,339.00
User / Associate Badminton Advance	6,050.00	4,769.50
User Maintenance Charges Advance	16,681.00	8,771.18
User / Associate Swimming Advance	5,300.00	4,177.98
Associate User Maintenance Charges Advance	12,820.00	19,745.76
<u>Duties & Taxes :</u>		
Duties & Taxes - TDS Payable	-	-
Duties & Taxes - Professional Tax Payable	2,825.00	975.00
Duties & Taxes - GST Payable	111.48	9,830.60
Duties & Taxes - GST on RCM Payable	10,824.00	9,740.00
Inter departmental ITC utilised	27,265.16	21,780.00
	8,67,14,615.49	8,10,17,824.36

RECREATION CENTRE AS ON 31ST MARCH 2025

<i>Assets</i>	<i>Current Year Rs.</i>	<i>Previous Year Rs.</i>
FIXED ASSETS		
(As per Statement)	1,00,11,406.00	1,01,88,130.00
INVESTMENTS		
Fixed Deposits (CitizenCredit Co-op Bank Ltd)	30,00,000.00	30,00,000.00
CURRENT ASSETS, LOANS & ADVANCES		
Deposits (Asset)	2,64,575.82	2,59,246.82
Sundry Debtors	2,10,400.00	-
Cash in Hand	1,60,490.00	18,191.42
Cash at Bank	10,435.73	38,093.13
Prepaid Expenses	3,98,012.75	3,11,179.77
Prepaid FL IV Licence Fee (for 5 years)	23,13,375.00	30,84,500.00
GST on RCM	-	9,740.00
ITC Credit of GST	-	-
TDS on Interest Receivable	21,938.00	20,978.00
TDS on Royalty & Other	78,000.00	66,000.00
Advance to Creditors	76,000.00	5,000.00
Loan given to Staff	1,70,000.00	-
INCOME & EXPENDITURE ACCOUNT	6,99,99,982.19	6,40,16,765.22
	8,67,14,615.49	8,10,17,824.36

D'MONTE PARK

INCOME & EXPENDITURE FOR THE YEAR

<i>Expenditure</i>	<i>Current Year Rs.</i>	<i>Previous Year Rs.</i>
Bank Charges	312.00	544.80
Conveyance Charges	8,066.00	8,807.00
Conveyance Charges (Staff)	3,36,050.00	2,58,100.00
Depreciation	12,55,463.00	12,09,764.81
Electrical Contractor Charges	1,71,502.00	1,35,495.00
Electricity Expenses	19,59,210.00	14,79,990.00
Entertainment Expenses	18,548.00	55,120.00
Ex-Gratia To Staff	2,69,213.00	2,53,635.00
Gardening Expenses	93,510.97	44,095.00
Identity Card Printing	26,980.00	51,710.00
Interest on late payment of GST	346.00	-
Insurance Charges	13,685.28	33,433.00
Licence Fee	7,71,125.00	8,03,242.00
Lift Annual maintainance Charges	68,493.18	1,12,586.60
Monsoon Covering & Other Charges	2,40,223.00	2,16,880.00
Postage & Courier Charges	540.00	3,130.00
Printing & Stationery	31,164.00	30,455.00
Reading Room Expenses	3,925.00	3,650.00
Recreation Centre Upkeep Expenses	1,60,112.00	1,90,545.00
Remuneration for running of Bar	-	12,000.00
Repairs & maintainance	15,48,599.63	10,33,000.42
Major repairs on Property	1,44,045.00	8,79,168.00
Salaries & Wages	40,21,624.00	35,32,349.00
Security Charges	7,27,152.00	6,48,539.00
Staff Welfare Expenses	1,93,224.60	1,64,018.69
Sundry Expenses	67,046.33	39,078.41
Swimming Coaching Charges	2,96,829.00	4,38,270.00
Swimming Pool Expenses	17,95,610.00	12,95,895.00
Telephone Charges	35,484.00	1,050.00
Internet Charges	24,640.00	26,880.00
Water Charges	2,11,023.00	1,03,843.00
User Badminton Coaching Paid	-	2,520.00
User Swimming Coaching Paid	37,904.00	29,840.00
	1,45,31,649.99	1,30,97,634.73

RECREATION CENTRE ENDING 31ST MARCH 2025

<i>Income</i>	<i>Current Year Rs.</i>	<i>Previous Year Rs.</i>
Associate User Maintenance Fee	8,45,279.62	6,00,382.00
Booking Of Ground	4,86,338.98	3,27,158.54
Booking of Restaurant	2,04,153.16	1,10,652.50
Booking of Kiddy's Pool Area	-	-
Surplus of Functions Collection	41,980.00	27,585.84
Guest Entry Fee Gate	16,28,515.52	12,51,099.98
Guest Fee Badminton	5,49,141.12	4,93,903.68
Guest Fee Swimming (Adult + Child)	4,74,865.80	4,85,704.54
Guest Identity Card Swimming Coaching	3,814.20	3,660.48
Guest Swimming Coaching	6,21,228.60	8,87,492.16
Interest on Fixed Deposit - Bank	2,19,257.00	1,98,270.00
Interest on Savings Bank	31,008.00	29,555.00
Interest on Security Deposit	-	-
Reinstatement Fee	24,000.00	25,500.00
Royalty - Bar & Restaurant	12,03,410.00	10,80,000.00
Sundry Income	30,607.54	49,783.82
Sundry Income on settlement of Accounts	-	-
User / Associate User Identity Card	34,283.07	65,156.82
User Maintenance Fee	13,91,372.62	11,85,898.34
User / Associate User Fee Badminton Yearly	1,04,929.00	1,19,339.14
User / Associate User Fee Swimming Daily	10,076.24	6,775.50
User / Associate User Fee Swimming Yearly	5,69,559.31	4,84,543.02
User / Associate User Swimming Coaching	73,426.76	59,661.12
User Sectional Fee Badminton Daily	1,186.48	3,678.08
User Badminton Coaching	-	8,402.52
Excess of Expenditure over Income	59,83,216.97	55,93,431.65
	1,45,31,649.99	1,30,97,634.73

D'MONTE PARK RECREATION CENTRE

Schedule of Fixed Assets as on 31.03.2025

Fixed Assets Particulars	Rate of Depre- ciation	Opening Balance 01-04-2024	Additions / Deductions During the year Before 02.10.24	Additions During the year After 02.10.24	Depreciation for the year	Closing Balance 31-03-2025
Air Conditioners	15%	5,75,352.00	97,639.00	-	1,00,949.00	5,72,042.00
Air Curtain	15%	-	43,050.00	-	6,458.00	36,592.00
Badminton Court	10%	63,676.00	-	-	6,368.00	57,308.00
C C T V Equipment	15%	27,950.00	-	-	4,193.00	23,757.00
Clocks	15%	567.00	-	-	85.00	482.00
Club House Building	10%	43,32,125.00	-	-	4,33,213.00	38,98,912.00
Computers	40%	4,940.00	-	67,605.00	15,497.00	57,048.00
Dance Floor (Canvas)	15%	7,849.00	-	-	1,177.00	6,672.00
Electrical Fittings & Fixtures	15%	5,22,402.00	3,99,610.00	-	1,38,302.00	7,83,710.00
Fridge	15%	595.00	-	-	89.00	506.00
Furniture & Fixtures	10%	21,22,117.00	-	2,08,445.00	2,22,634.00	21,07,928.00
Garden Equipment	15%	9,252.00	-	-	1,388.00	7,864.00
Gas Pipeline Fixtures	10%	1,99,793.00	-	-	19,979.00	1,79,814.00
Indoor Games Equipment	15%	2,366.00	-	-	355.00	2,011.00
Kitchen Equipment	15%	4,61,728.00	-	1,60,000.00	81,259.00	5,40,469.00
Landscape Garden & Cross	10%	1,13,069.00	-	-	11,307.00	1,01,762.00
Lawnmower	15%	2,173.00	22,000.00	-	3,626.00	20,547.00
Lift	15%	68,697.00	-	-	10,305.00	58,392.00
Music System	15%	1,47,414.00	-	-	22,112.00	1,25,302.00
Office Equipment	15%	3,323.00	-	-	498.00	2,825.00
Outdoor Games Equipment	15%	36,422.00	-	-	5,463.00	30,959.00
Pump Sets	15%	9,862.00	-	-	1,479.00	8,383.00
Sound Speaker	15%	17,297.00	-	-	2,595.00	14,702.00
Store Room Garden	10%	4,762.00	-	-	476.00	4,286.00
Swimming Pool	10%	11,59,896.00	-	-	1,15,990.00	10,43,906.00
Swimming Pool Equipment	15%	45,534.00	-	80,390.00	12,859.00	1,13,065.00
Swimming Pool Filtration Plant	15%	32,576.00	-	-	4,886.00	27,690.00
Televisions	15%	1,67,453.00	-	-	25,118.00	1,42,335.00
Tools & Equipments	15%	3,961.00	-	-	594.00	3,367.00
Washroom Block (Garden)	10%	10,777.00	-	-	1,078.00	9,699.00
Water Cooler	15%	11,422.00	-	-	1,713.00	9,709.00
Water Pump Set	15%	19,250.00	-	-	2,888.00	16,362.00
Water Purifier	15%	3,530.00	-	-	530.00	3,000.00
		1,01,88,130.00	5,62,299.00	5,16,440.00	12,55,463.00	1,00,11,406.00

FORM 'O'
Audit Rectification Report
under Section 82(87)

Date of Audit /
दिनांक परामर्शी मिति: 29.07.2024

Number & Date of Order Under Section 82(84)
क्रमांक 28/29 अन्वये दिनांक

Name and Address of the Society:
समाजिक संस्थाको नाम र ठेगाना

THE BALSETTE CO-OPERATIVE HOUSING SOCIETY LTD
42, Bk. Andrew Road,
Baneshwor (Nagari), Kathmandu - 44600.

Name & Designation of person carrying of Audit, Inquiry or Inspection
जिनांक परामर्शी, चौकशी र/वा अनुसन्धान गर्ने व्यक्तिको नाम र पद
CA. SUBDIP R. SHRESTHA

PROPRIETOR

Number & Date of the
पत्राचारको क्रमांक र मिति
Order of the
आदेशको क्रमांक र मिति
Comptroller
का. 03.03.2024

नमुना 'ओ'
समाजिकी दोष सुस्तोका अडवाला
(कलम 82/29 अन्वये)

Examination of the Books and records regarding action taken by
गणनाको पुस्तक र रेकर्डको जाँच गर्ने क्रममा लिइएको कार्रवाईको विवरण
by the Auditor or member carrying out inquiry or inspection
द्वारा परामर्शी/सदस्य/जाँच गर्ने व्यक्तिको नाम र पद
अन्वये दिनांक
CA. Subdip R. Shrestha
29.07.2024

Examination of the Books and records regarding action taken by
गणनाको पुस्तक र रेकर्डको जाँच गर्ने क्रममा लिइएको कार्रवाईको विवरण
by the Auditor or member carrying out inquiry or inspection
द्वारा परामर्शी/सदस्य/जाँच गर्ने व्यक्तिको नाम र पद
अन्वये दिनांक
CA. Subdip R. Shrestha
29.07.2024

Serial No. of the objection or the आदेशको क्रमांक र मिति Audit Memo of the person जाँच गर्ने व्यक्तिको पत्राचारको क्रमांक र मिति carrying out inquiry or inspection द्वारा परामर्शी/सदस्य/जाँच गर्ने व्यक्तिको नाम र पद अन्वये दिनांक	Observation made by the Auditor or Officer जाँच गर्ने व्यक्तिको/अधिकारीको द्वारा परामर्शी/सदस्य/जाँच गर्ने व्यक्तिको नाम र पद अन्वये दिनांक	Examination of the Books and records regarding action taken by गणनाको पुस्तक र रेकर्डको जाँच गर्ने क्रममा लिइएको कार्रवाईको विवरण by the Auditor or member carrying out inquiry or inspection द्वारा परामर्शी/सदस्य/जाँच गर्ने व्यक्तिको नाम र पद अन्वये दिनांक	Examination of the Books and records regarding action taken by गणनाको पुस्तक र रेकर्डको जाँच गर्ने क्रममा लिइएको कार्रवाईको विवरण by the Auditor or member carrying out inquiry or inspection द्वारा परामर्शी/सदस्य/जाँच गर्ने व्यक्तिको नाम र पद अन्वये दिनांक
1	1. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	1. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	1. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.
2	2. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	2. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	2. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.
3	3. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	3. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	3. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.
4	4. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	4. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	4. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.
5	5. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	5. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.	5. The Society has not submitted the statement of accounts for the year 2023/24 to the Registrar of Companies, Kathmandu.

FORM 'O' **Audit Rectification Report** **under Section 82/87**

Date of Audit : _____
 दिनेश व्यासजी शर्मा
 Number & Date of Order Under Section 82/84 _____
 क्रमा ८२/८४ अन्वये दिनांक
 अर्थशास्त्र शास्त्रज्ञ _____
 Name and Address of the Society : _____
 सोसायटीचे नाव व पत्ता : _____

नमुना 'ओ' **तपासणी दोष दुरुस्तीचा अहवाल** **(क्र.सम ८२/८४ अन्वये)**

Name & Designation of Auditor (Carrying of Audit, Inquiry or Investigation)
 दिनेश व्यासजी, चांकीओ बिदा हलकणी कायाया रणगावे नगर / कुठ

 Period Covered : _____
 दिनेश व्यासजी केसो जलसमी _____

Serial No. of the objection in the Audit Memo or Report of the Officer carrying out inquiry or investigation	Name and Address of the Society	Question made by the Auditor or Officer carrying out inquiry or investigation	Examination made by the Auditor or Officer carrying out inquiry or investigation	Number & Date of the Resolution of Committee	Remarks
1	6	EXAMINATION	The Society's books were examined by the Auditor or Officer carrying out inquiry or investigation.	4	5
2	7	DURING THE YEAR	The Society's books were examined by the Auditor or Officer carrying out inquiry or investigation.	5	6
3	8	DURING THE YEAR	The Society's books were examined by the Auditor or Officer carrying out inquiry or investigation.	6	7
4	9	DURING THE YEAR	The Society's books were examined by the Auditor or Officer carrying out inquiry or investigation.	7	8

तपासणी दोष दुरुस्तीचा अहवाल
(कलम ८२/८७ अन्वये).

सोमायष्टीचे नांव व पत्ता ;

સિંચેલ નાનાઈની મેંડેલના આકાશપત્રી,

Observation made by the Auditor or Officer carrying out inquiry or inspection
 किये हुए तत्पर्यक्रमाने किया जाईको निम्न तालिका
 अनुसार अभिलेखाने दिले जा अर्थात्

On Property Tax Due for 01/01/2024:

2021, considered for Contingent Liability:

GST liability is determined on a year-to-year basis.

TABLE 1. *Continued*

The survey is the foundation of the research.

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
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Date of Audit / दिनांक परामर्शकी तारीख		FORM 'O' Audit Rectification Report under Section 82/87		नामना 'ओ' समाप्ती रोष दुरुस्तीचा अहवाल (कलम ८२/८७ अन्वये)		Name & Designation of person carrying out Audit, Inquiry or Inspection निरीक्षक/प्रमाणक, चौकशी किंवा तपासणी करणाऱ्याचा स्वाक्षरे नांव / पद	
Number & Date of Order Under Section 83/84 क्रमांक ८३/८४ अन्वये दिनांक							
आदेशाचा क्रमांक							
Name and Address of the Society ; संस्थापक नांव व पत्ता :							
Serial No. of the objection in the Audit Memo or Report of the Officer carrying out inquiry or inspection चौकशी करणाऱ्या अधिकाऱ्याच्या समाप्ती रोष अहवालात विषय परामर्शकीत विरोधात आलेला क्रमांक		Observation made by the Auditor or Officer carrying out inquiry or inspection चौकशी करणाऱ्या अधिकाऱ्याने दिला चौकशी करिता परामर्श करणाऱ्या अधिकाऱ्याने दिला अहवाल		Explanation of the Society and member regarding action taken by it to rectify the irregularities and improve the application made to the Auditor or Officer carrying out inquiry or inspection निरीक्षक/प्रमाणक/चौकशी करणाऱ्याला किंवा निरीक्षक/प्रमाणक करणाऱ्या अधिकाऱ्याने केलेल्या सूचना नुसार घेतलेल्या उपाय यत्नांचा अहवाल		Number & Date of the Rectification of Complaints समाप्ती रोष अहवाल करणाऱ्या अधिकाऱ्याने दिला अहवाल	
Year		Year		Year		Year	
2023	2023	2023	2023	2023	2023	2023	2023
2024	2024	2024	2024	2024	2024	2024	2024
2025	2025	2025	2025	2025	2025	2025	2025
2026	2026	2026	2026	2026	2026	2026	2026
2027	2027	2027	2027	2027	2027	2027	2027
2028	2028	2028	2028	2028	2028	2028	2028
2029	2029	2029	2029	2029	2029	2029	2029
2030	2030	2030	2030	2030	2030	2030	2030
2031	2031	2031	2031	2031	2031	2031	2031
2032	2032	2032	2032	2032	2032	2032	2032
2033	2033	2033	2033	2033	2033	2033	2033
2034	2034	2034	2034	2034	2034	2034	2034
2035	2035	2035	2035	2035	2035	2035	2035
2036	2036	2036	2036	2036	2036	2036	2036
2037	2037	2037	2037	2037	2037	2037	2037
2038	2038	2038	2038	2038	2038	2038	2038
2039	2039	2039	2039	2039	2039	2039	2039
2040	2040	2040	2040	2040	2040	2040	2040
2041	2041	2041	2041	2041	2041	2041	2041
2042	2042	2042	2042	2042	2042	2042	2042
2043	2043	2043	2043	2043	2043	2043	2043
2044	2044	2044	2044	2044	2044	2044	2044
2045	2045	2045	2045	2045	2045	2045	2045
2046	2046	2046	2046	2046	2046	2046	2046
2047	2047	2047	2047	2047	2047	2047	2047
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FORM 'O'		FORM 'O'	
Audit Rectification Report		Audit Rectification Report	
under Section 82/87		under Section 82/87	
Date of Audit / दिनेश उपलब्धी वारीय Number & Date of Order Under Section 82/84 क्रम ८२/८४ अन्वये दिनेश अन्वये क्रमिक क्रमिक Name and Address of the Society : सोसायटीचे नाव व पत्ता :		Name & Address of the Society carrying out the Audit / दिनेश उपलब्धी वारीय Number & Date of Order Under Section 82/84 क्रम ८२/८४ अन्वये दिनेश अन्वये क्रमिक क्रमिक	
Serial No. of this section in the Audit Memo of Report of the Officer carrying out Inquiry or Inspection सोसायटी वरिष्ठ अधिकारी वारीय क्रमिक क्रमिक अन्वये क्रमिक क्रमिक		Observation made by the Auditor or Officer carrying out Inquiry or Inspection दिनेश उपलब्धी वारीय क्रमिक क्रमिक अन्वये क्रमिक क्रमिक	
A.Y. 2022-23 (Year ending 31.03.2023) Assessment in N.A. progress The Assessment Year has been selected for Assessment U.S. 19921 dated 02.06.2023. The Assessments Order is served on 24.03.2024 within any detail notice u/s 40(7)(b)		Examination of the Society and remarks regarding action taken by the Society to rectify the defect and implement the suggestion made by the Auditor or Officer carrying out Inquiry or Inspection दिनेश उपलब्धी वारीय क्रमिक क्रमिक अन्वये क्रमिक क्रमिक	
Number & Date of the Inspection of Committee regarding the report दिनेश उपलब्धी वारीय क्रमिक क्रमिक अन्वये क्रमिक क्रमिक		Remarks दिनेश उपलब्धी वारीय क्रमिक क्रमिक अन्वये क्रमिक क्रमिक	

FOR THE SALSITIA CATHOLIC CO-OPERATIVE HOUSING SOCIETY LTD.

Mr. Blomson Courinho
 Chairman
 Mr. Samuel K. Loustaves
 Secretary

Mr. Kishu de Sales
 Treasurer

NOTES

[illegible]

NOTES

[illegible]

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[illegible]



Ladies Throwball Tournament



Paraplegic Evening



Karaoke Nites



Voter Aadhar Registration Camp





SCCH Platinum Jubilee Winners



Housie Umbrella Sunday



Housie





Social Function - A6 Band



Social Functions on DPRC Lawn



Wine Festival





TOGETHER**we**GROW

(Estd in 1918)

**PROVIDING HOUSING FOR ROMAN CATHOLICS
IN THE KANTWADI SCHEME**

**THE SALSETTE CATHOLIC CO-OP. HSG. SOC. LTD.
- VALUES**

Treat Everyone with Dignity - Respect

Do What is Right - Ethical

Be Open & Transparent - Fair

Sense of Urgency, Passion & Energy - Dynamic

Go the Extra Mile, Find Solutions - Stretch

Improve Continuously - Excellence

Play as a Team to Win - Teamwork

Support the Society - Contribute

**The Salsette Catholic
Co-operative Housing Society Ltd.**

42, ST. ANDREW ROAD, BANDRA, MUMBAI - 400 050.

Tel. No. 6821 9795, 6509 2066

Reg. Certificate No. 1914 dt. 29th May 1918