

MITA CO-OPERATIVE HOUSING SOCIETY LTD.

(Reg. No. NBOM/CIDCO/HHG/OH/1237/JTR/2001-02)

Plot No. 32, Sector 20, Kharghar, Navi Mumbai – 410 210.

E-mail : mita.chs@hotmail.com

ANNEXURE - H

NOTICE OF THE 23rd ANNUAL GENERAL BODY MEETING

Dear Members,

Notice is hereby given to all the Members of the Society that the 23rd Annual General Body Meeting of Mita Co-operative Housing Society Ltd. will be held on 21st Sep, 2025 (Sunday) at 11.00 a.m. at the society premises.

AGENDA

1. To read the minutes of meeting by the Secretary of the Society.
2. To read and confirm minutes of last general body meeting of the society held on 29th September 2024.
3. To place and approve accounts for the F.Y. 24-25.
4. To read and adopt the statutory audit on the audit of accounts of the Society for F.Y. 24-25 received from the auditor Mr. Mahesh Sarfare.
5. To discuss Audit Rectification Report and Action taken thereon given by managing committee.
6. To discuss and appoint Auditor for the current F.Y. 2025-2026 for account assessment / audit/ preparation of monthly bill.
7. To discuss and initiate action against defaulting members who have huge outstanding.
8. To consider any other matters, specifically requiring decisions, concurrence or sanction of the General Body Meeting of the Society, by virtue of the provision in the Act, Rules and the Bye-laws of the Society.
 - (a) Considering completion of 23 years of our building and regular repairs occurring in our building reconstruction/redevelopment of the building is proposed for consideration. Hence a resolution needs to be passed in presence of all members for going ahead for reconstruction/redevelopment of the building.
Passing a resolution stating that our building has completed 23 years and we are going for reconstruction/redevelopment of our building.
 - (b) Establishing Development committee for reconstruction/redevelopment of the building.
 - (c) Appointment of Project Management Consultant (PMC) for reconstruction/redevelopment till completion of the project and preparing a feasibility report through the Project Management Consultant (PMC).

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ANNEXURE - H

(d) Granting all rights regarding reconstruction/redevelopment of the building to the Development committee.

(e) Finding a developer for reconstruction/redevelopment of building.

9. To consider any other matter, with the permission of the Chair, excepting those requiring proper notice, after the regular agenda is over and which are permitted under the provision of the Act, Rules and Bye-laws.

Note:

As per the provision of Bye-Laws of the Co-operative Housing Societies Act and Maharashtra Co-operative Housing Societies Act 1960, all the members **MUST** be present at the AGM.

Only “ORIGINAL MEMBERS” or “ASSOCIATE MEMBERS” can attend the AGM. “ORIGINAL MEMBERS” here prescribed in Bye-Laws are the members whose name appears first in share certificate. “ASSOCIATE MEMBER” is the joint member whose name appears second in share certificate or any of his/her and submitted his/her declaration to the society surrendering all his/her authority/rights to Associate Member in prescribed format only under the Bye-Laws No. 19B, 19C and 118 clause (V) and Amendment Act in 1969 of Sec-27(B) and 27 (2) as a capacity of Associate Member. The said declaration in prescribed format is valid only if accepted and passed under the resolution by Managing Committee of the society.

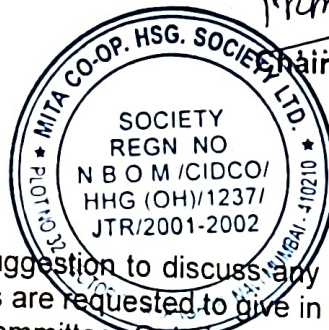
In case the duly authorized Associate Member is attending the AGM by default his/her Original Member cannot attend the same since all his rights transferred to the Associate Member.

Any person other than the said member shall be considered as proxy, and the members **cannot** send his/her proxy to attend the AGM.

Place : Kharghar, Navi Mumbai

For and on Behalf of Mita CHS Ltd

Date : 23 Aug, 2025



Chairman / Secretary / Treasurer

P.S.:

- (I) If any information or any suggestion to discuss any matter in AGM broadly in nature of society in general, members are requested to give in writing **before two days** prior to the meeting to the managing committee. Only issues given in written will be discussed. No personal issue / complaint shall be discussed / entertained in the AGM.

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Registration No. NBOM/CIDCO/HG/OH/1237/JTR/2001-02

Plot No.32, Sector-20, Kharghar, Navi Mumbai - 410210

INCOME & EXPENDITURE ACCOUNT FOR THE PERIOD FROM 1st APRIL 2024 TO 31st MARCH 2025

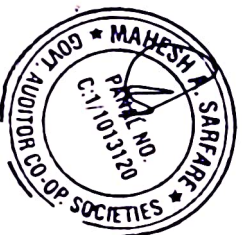
2023-24	EXPENDITURE	2024-25	2023-24	INCOME	2024-25
10,620.00	Printing & Stationary	11,434.00	3,72,000.00	Fixed Maintenance	3,72,000.00
5,000.00	Audit Fee	5,000.00	96,336.00	Variable Maintenance Charges	96,336.00
10,000.00	Account Writing Charges	10,000.00	9,124.00	Non Occupancy Charges	8,088.00
2,64,290.00	Security Charges	2,48,165.00	20,000.00	Parking Charges	19,775.00
58,000.00	Sweeper Charges	68,600.00	2,00,000.00	Cont. For Terrace Shed W/off 2/10	2,00,000.00
89,555.00	Electricity Charges	1,05,520.00	-	Gate Maintenance System	2,349.00
1,09,129.00	Water Charges	1,05,102.00	1.00	Miscell Receipt	-
-	Property Tax (PMC)	35,329.00	-	Collection For Structural Audit	-
6,948.00	Festival & Annual Day Celebration	97,609.00	-	Interest from Defaulted Dues	1,35,540.00
493.94	Bank Charges	481.20	-	Bank Interest	-
1,09,980.00	Repairs & Maintenance (Schedule IV)	48,182.00	1,20,476.00	Interest from Uco Bank (SB)	3,184.00
2,235.00	Conveyance Expenses	-	1,908.12	Interest from Bank of India	603.46
6,943.00	C C TV AMC Charges (2024 - 25)	2,200.00	439.00	Interest from RDCC Bank	566.00
-	Election Expenses	10,770.00	11,234.00	Interest from F D	26,718.00
2,53,333.00	Depreciation	2,48,104.00	1,02,334.82	Excess Of Expenditure Over Income	1,72,199.74
23,204.00	Insurance Expenses	23,203.00	-		
-	Legal Fees	3,500.00	-		
-	NBH Gate System	14,160.00	-		
-	Net Profit	-	-		
-	Transfer to Reserve Fund	-	-		
-	Excess of Income Over Expenditure	-	-		
9,49,730.94		10,37,359.20	9,49,730.94		10,37,359.20

Page 3 of 30
Plot No.32, Kharghar, Navi Mumbai



Subject to remarks

Mahesh A. Sarfare
Govt. Certified Auditor
Co-op. Societies, Mumbai



Chairman

Secretary

Treasurer

MITA CO-OPERATIVE HOUSING SOCIETY LTD.
 Registration No. NBOM/CIDCO/HHG/OH/1237/JTR/2001-02
 Plot No.32, Sector-20, Kharghar, Navi Mumbai-410210
BALANCE SHEET AS ON 31 MARCH, 2025

2023-24		2024-25		2023-24		2024-25	
LIABILITIES		ASSETS					
50,000.00	AUTHORISED SHARE CAPITAL	50,000.00					
12,500.00	ISSUED, PAID UP AND SUBSCRIBED SHARE CAPITAL (250 Shares of Rs.50/- each issued & fully paid up)	12,500.00		35.00 15,614.33 18,715.72 71,394.64	CASH & BANK BALANCE Cash on Hand Raigad District Co-Op Bank Ltd. Bank of India Uco Bank	3.00 29,243.33 20,501.18 25,127.44	74,874.95
6,69,023.00	RESERVE FUND Add : 25% of Profit & Int. for F.Y.2024-25	6,69,023.00		1,27,201.00 8,42,839.00 71,700.00 41,750.00	INVESTMENT Reserve Fund F.D. (UCO Bank & BOI) Sinking Fund F.D. (UCO Bank) Share Money Fund F.D. (RDCC Bank) Education Training Fund F.D. (UCO Bank)	1,27,201.00 9,23,879.00 74,103.00 45,056.00	1,27,201.00 9,23,879.00 74,103.00 45,056.00
-	Add : Transfer fees , Entry Fee & Premium	-		14,10,000.00	Repairing Fund F.D. (UCO Bank)	14,98,771.00	14,98,771.00
56,282.00	Education Training Fund Add : Addition During the Year With Int.	62,282.00	68,282.00				
6,000.00		6,000.00					
7,47,327.00	Sinking Fund Add : Contribution During The Year	8,37,984.00					
40,068.00	Add : Interest During The Year	40,068.00					
50,589.00		58,312.00	9,36,364.00				
12,41,912.00	Repair & Maintenance Fund Add : Contribution During The Year	14,03,477.00		6,340.00 9,950.00 350.00	Advance & Deposits Prepaid Insurance Deposit With MSEDCL Navi Mumbai Hsg. Federation Shares Kharghar Hsg. Federation Shares Deposit With Cidco (Water Line)	6,340.00 9,950.00 350.00 1,000.00 36,400.00	6,340.00 9,950.00 350.00 1,000.00 36,400.00
1,20,360.00	Add : Interest On FD 23-24	1,20,360.00					
41,205.00	Less : Expenses During the Year	97,775.00					
-	Members Contribution towards for Land & Building	-	16,21,612.00				
3,03,15,420.00		3,03,15,420.00	3,03,15,420.00				54,040.00
20,00,000.00	Collection From Members towards Shade	18,00,000.00	16,00,000.00				
-2,00,000.00	Less : W/off 2/10	2,00,000.00					
8,48,392.00	PROVISION AND OTHER LIABILITIES AS PER SCHEDULE II	8,64,787.00	8,64,787.00				
7,76,222.00	Income & Expenditure Account	5,70,343.18		5,56,348.00	Receivables	4,92,482.00	
-1,02,334.82	Less : Surplus / Deficit During the Year	-1,72,199.74		6,61,057.00	Dues from Members (SCHEDULE I)	7,32,159.00	12,24,641.00
-1,03,544.00	Less : Transfer to Flat No. C-102	-71,102.00		33,869.49	T D S On Fixed Deposit	16,436.49	
-	Less : 25% Transfer to Resrve Fund	-		1,22,627.00	Accrued Interest	1,24,701.00	1,41,137.49
3,65,19,421.18	TOTAL	3,27,041.44	3,64,15,029.44	3,65,19,421.18	TOTAL		3,64,15,029.44

Place : Kharghar, Navi Mumbai

Date : 20 08 2025

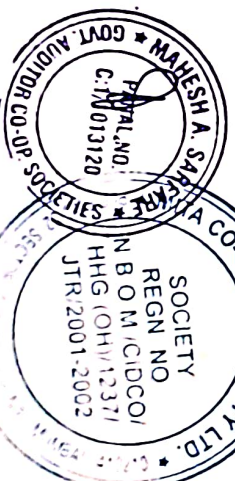
Subject to Remarks

Mahesh A. Sarfare
 Govt. Certified Auditor
 Co-op. Societies, Mumbai

Chairman

Secretary

Treasurer



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Plot No.32, Sector-20, Kharghar, Navi Mumbai- 410210

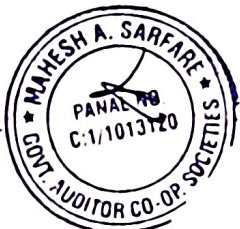
SCHEDULE - I

Members Outstanding Dues As On 31st March, 2025

Sr. No.	Name	Flat / Shop No.	Debit	Credit
1	Mrs. Sunanda R. Borade	S-002	8,182.00	
2	Mr. Sanas B. Bhuvanesh	S-006	2,15,806.00	
3	Mr. Ashok B. Gurkhe	S-008	2,494.00	
4	Mr. Dinesh Sopan Gaikwad	A - 104	14,922.00	
5	Mr. Manoj M. Mudaliar	A - 202	1,329.00	
6	Mr. Dharmendra Kumar Sinha	A - 303	43,433.00	
7	Mr. Anjani K. Srivastav	A - 304	1,81,803.00	
8	Mr. Naveen Kapoor	A - 401		1,430.00
9	Mr. Sudesh N. Ladge	B - 01		1,186.00
10		B - 02	4,350.00	
11	Mr. Nitin N. Jawale	B - 202		2,449.00
12		B - 202	1,211.00	-
13	Mr. Sudhir Saralaya	B - 302	3,841.00	
14	Mr. P. Hari Krishnan	B - 303		42.00
15		B - 304	2,272.00	
16	Mr. Rajendra Prasad	C - 02		42,542.00
17		C - 101	58.00	
18	Mr. Roy Verghese	C - 102	7,32,159.00	
19		C - 103		218.00
20	Mr. Hazarilal H. Chaurasia	C - 104	10,654.00	
21		C - 202	1,051.00	-
22	Mrs. Mahadevi Nagnath Korke	C - 203	1,076.00	-
23	Sundry Creditors			1,624.00

12,24,641.00

49,491.00

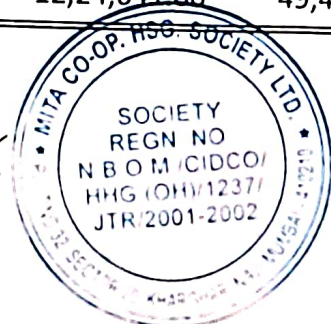


For MITA CO-OP. HOUSING SOCIETY LTD.

CHAIRMAN

SECRETARY

TREASURER



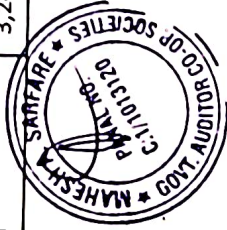
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Plot No.32, Sector-20, Kharghar, Navi Mumbai - 410210

SCHEDULE - III OF FIXED ASSETS FOR THE PERIOD 01.04.2024 - 31.03.2025

PARTICULAR	WDV as on	Addition During The Year	Less During The Year	Total	Depreciation		WDV as on
	31-03-2024				Rate	Amount	31-03-2025
Land & Building	3,03,15,420.00			3,03,15,420.00			3,03,15,420.00
Security Cabin & Civil Works	7,135.00			7,135.00	10%	714.00	6,421.00
Filter for Rain Water	12,870.00	-		12,870.00	10%	129.00	12,741.00
Letter Box	13,860.00	-		13,860.00	10%	139.00	13,721.00
Water Tank	2,475.00			2,475.00	10%	248.00	2,227.00
Equipment & Accessories	1,559.00			1,559.00	20%	312.00	1,247.00
Building Shade on Terrace	16,35,480.00	-	-	16,35,480.00	1 / 10	1,77,620.00	14,57,860.00
PVC Piping for Water Harvesting	1,53,000.00	-		1,53,000.00	1 / 10	17,000.00	1,36,000.00
PVC Piping for Water Individual	1,26,000.00	-		1,26,000.00	1 / 10	14,000.00	1,12,000.00
Parking Shade	1,32,300.00	-		1,32,300.00	1 / 10	14,700.00	1,17,600.00
Motor Pump	2,045.00			2,045.00	20%	410.00	1,635.00
Furniture & Fixture	33,279.00	-		33,279.00	10%	3,328.00	29,951.00
Electronic Equipments	14,342.00			14,342.00	20%	2,868.00	11,474.00
Wall Fan	1,170.00	-		1,170.00	10%	118.00	1,052.00
Printers	7,000.00	-		7,000.00	40%	2,800.00	4,200.00
C C TV	34,295.00	-		34,295.00	40%	13,718.00	20,577.00
Mobile	-	7,200.00	-	7,200.00	40%	-	7,200.00
Total	3,24,92,230.00	7,200.00	-	3,24,99,430.00		2,48,104.00	3,22,51,326.00



For MITA CO-OP. HOUSING SOCIETY LTD.

Murdo
CHAIRMAN

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SECRETARY

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TREASURER



MITA CO-OPERATIVE HOUSING SOCIETY LTD.

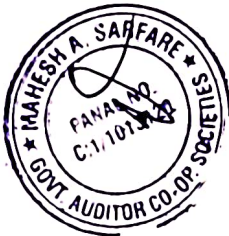
Registration No. NBOM/CIDCO/HHG/OH/1237/JTR/2001-02

Plot No.32, Sector-20, Kharghar, Navi Mumbai- 410210

SCHEDULE - II OF PROVISIONS & OTHER LIABILITIES FOT THE PERIOD 01.04.2024 - 31.03.2025

PREV. YEAR	PARTICULAR	CURRENT YEAR
5,000.00	Audit Fee Payable	5,000.00
10,000.00	Account Writing Charges	10,000.00
6,480.00	Electricity Charges	6,480.00
20,657.00	Water Charges	20,657.00
24,000.00	Security Charges Payable	24,000.00
4,500.00	Sweeper Salary Payable	4,500.00
74,198.00	Advance Received from Members	49,491.00
-	Expenses AMC Payable CC TV & Intercom Charges	-
6,61,057.00	Dues from Flat No. C-102	7,32,159.00
30,000.00	Manoj Behra	-
-	Liwopex Building Pvt. Ltd. (Terrace Shade)	-
12,500.00	Regal Shade (Structural Audit)	12,500.00
8,48,392.00		8,64,787.00

For MITA CO-OP. HOUSING SOCIETY LTD.



[Signature]
CHAIRMAN

[Signature]
SECRETARY

[Signature]
TREASURER



MITA CO-OPERATIVE HOUSING SOCIETY LTD.

Registration No. NBOM/CIDCO/HHG/OH/1237/JTR/2001-02

Plot No.32, Sector-20, Kharghar, Navi Mumbai- 410210

Schedule IV of Repair & Maintanance Expenses for the period 01.04.2024 - 31.03.2025

Plumbing Works	2600
Pest Control	32804
Electric Expenses	4068
House Keeping Material & General Expenses	8230
AGM Expenses	480

TOTAL : 48182



For MITA CO-OP. HOUSING SOCIETY LTD.
[Signature]
CHAIRMAN SECRETARY TREASURER



MITA CO-OPERATIVE HOUSING SOCIETY LTD.

Registration No. NBOM/CIDCO/HHG/OH/1237/JTR/2001-02

Plot No.32, Sector-20, Kharghar, Navi Mumbai- 410210

SCHEDULE - V OF FIXED DEPOSIT AS ON 31st MARCH 2025

Repair & Maintenance Fund FD

Bank Name	FD No.	Account No.	Initial Deposit Date	Initial Deposit Amount	Interest Rate	Maturity Amount	Maturity Date
UCO Bank	102601	19830310077009	19.11.2024	1,74,173.00	5.50	1,78,993.00	19.05.2025
UCO Bank	102630	19830310077825	21.06.2024	1,29,625.00	6.50	1,38,453.00	21.06.2025
UCO Bank	102679	19830310079256	08.11.2024	2,69,842.00	6.50	2,69,842.00	26.02.2026
UCO Bank	102715	19830310080061	13.12.2024	2,69,843.00	6.50	2,91,857.00	02.03.2026
UCO Bank	102797	19830310082171	01.02.2025	1,33,908.00	7.05	1,44,572.00	08.03.2026
UCO Bank	102824	19830310082836	08.03.2025	1,33,908.00	7.05	1,44,572.00	12.04.2026
UCO Bank	102834	19830310083215	28.03.2025	1,87,472.00	7.30	2,04,721.00	15.06.2026
UCO Bank	195915	19830310092439	26.03.2025	2,00,000.00	7.30	2,18,402.00	13.06.2026
Total Amount of FD				14,98,771.00		15,91,412.00	

Sinking Fund FD

Bank Name	FD No.	Account No.	Initial Deposit Date	Initial Deposit Amount	Interest Rate	Maturity Amount	Maturity Date
UCO Bank	213656	19830310042045	28.03.2024	77,120.00	6.50	87,734.00	28.03.2026
UCO Bank	213754	19830310043332	18.06.2024	88,835.00	6.50	1,00,505.00	18.06.2026
UCO Bank	213755	19830310043349	18.06.2024	95,321.00	6.50	1,08,404.00	18.06.2026
UCO Bank	213778	19830310043653	15.07.2024	96,449.00	6.50	1,09,691.00	15.07.2025
UCO Bank	234172	19830310045442	23.12.2024	91,514.00	6.50	1,04,108.00	23.12.2025
UCO Bank	234175	19830310045466	23.12.2024	71,172.00	6.50	80,966.00	23.12.2026
UCO Bank	213822	19830310046173	06.02.2025	63,297.00	6.50	72,009.00	06.02.2027
UCO Bank	213823	19830310046180	06.02.2025	68,769.00	6.50	78,234.00	06.02.2027
UCO Bank	213855	19830310046708	15.03.2025	75,099.00	6.50	85,436.00	15.03.2027
UCO Bank	234419	19830310053102	04.07.2024	54,811.00	6.50	62,335.00	04.07.2026
UCO Bank	234971	19830310063156	07.12.2024	97,595.00	6.50	1,11,022.00	07.12.2026
UCO Bank	102185	19830310067963	24.02.2024	43,897.00	6.50	49,935.00	24.02.2026
Total Amount of FD				9,23,879.00		10,50,379.00	

Education and Training Fund FD

Bank Name	FD No.	Account No.	Initial Deposit Date	Initial Deposit Amount	Interest Rate	Maturity Amount	Maturity Date
UCO Bank	213655	19830310042038	28.03.2024	6,288.00	6.50	7,153.00	28.03.2026
UCO Bank	213821	19830310046166	06.02.2025	9,378.00	6.50	10,669.00	06.02.2027
UCO Bank	234418	19830310053096	04.07.2024	8,201.00	6.50	9,237.00	04.07.2026
UCO Bank	234973	19830310063149	07.12.2024	14,615.00	6.50	16,628.00	07.12.2025
UCO Bank	102184	19830310067956	24.02.2024	6,574.00	6.50	7,478.00	24.02.2026

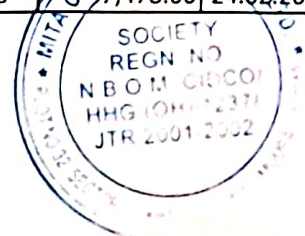


For MITA CO-OP. HOUSING SOCIETY LTD.

CHAIRMAN

SECRETARY

TREASURER



Registration No. NBOM/CIDCO/HHG/OH/1237/JTR/2001-02
Plot No.32, Sector-20, Kharghar, Navi Mumbai- 410210

SCHEDULE - V OF FIXED DEPOSIT AS ON 31st MARCH 2025

Total Amount of FD 45,056.00

Reserve Fund FD

Bank Name	FD No.	Account No.	Initial Deposit Date	Initial Deposit Amount	Interest Rate	Maturity Amount	Maturity Date
Bank of India	2266774	12456110004573	27.12.2023	37,201.00	6.50	42,097.00	27.11.2025
Bank of India	2266774	12445110016189	30.01.2024	90,000.00	7.25	1,03,909.00	27.12.2025

Total Amount of FD 1,27,201.00

Share Money FD

Bank Name	FD No.	Account No.	Initial Deposit Date	Initial Deposit Amount	Interest Rate	Maturity Amount	Maturity Date
RDCC Bank	1072097	0605/63541/3045	13.04.2025	10,400.00	8.10	12,210.00	13.04.2027
RDCC Bank	1072097	0605/63541/3044	07.03.2025	63,703.00	8.10	74,787.00	07.03.2027

Total Amount of FD 74,103.00



For MITA CO-OP. HOUSING SOCIETY LTD.

[Signature]
CHAIRMAN

[Signature]
SECRETARY

[Signature]
TREASURER

