

# **Notice of the 80<sup>th</sup> AGM of**

**The Talmakiwadi Co-operative Housing  
Society Ltd. Mumbai 400007**

Members are requested to bring their copy of the Draft Minutes of the 79<sup>th</sup>AGM held on 26.03.2022, separately circulated.

11<sup>th</sup> September 2022

**NOTICE OF THE EIGHTIETH (80th) ANNUAL GENERAL MEETING**

Notice is hereby given that the 80th Annual General Meeting of the Members of the Society will be held on **Saturday, 24th September 2022 at 4.00 p.m. at the Shrimat Anandashram Hall, Kanara Saraswt Association, Talmakiwadi**, Mumbai 400 007 to transact the following business:

1. Confirmation of the Draft Minutes of the 79th AGM held on 26 March 2022 separately circulated to the Members.
2. Adoption of the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31<sup>st</sup> March 2022, duly audited by the Statutory Auditors.
3. Appointment of Internal Auditor for the year 2022-2023.
4. Appointment of Statutory Auditors for the year 2022-2023.
5. Appointment of Society Architect for the year 2022-2023.
6. Appointment of Grievance Cell for the year 2022-2023.
7. Update from Redevelopment Sub Committee.
8. Update on Defaulters.
9. Disposal of any other business that may be brought before the General Body in the AGM by any Member with seven days' prior notice in writing in conformity with the byelaws.

**By Order of the Managing Committee of Talmakiwadi Coop. Hsg. Society Ltd.**

**Shivdutt Halady**

Hon. Secretary

Mumbai, 11 September 2022

**NOTES:**

1. If there is no quorum at the meeting, the meeting shall be adjourned for half an hour and those present for the meeting shall form the quorum. The business of the adjourned meeting shall be the same.
2. No proxy or holder of Power of Attorney or of authority, other than registered Associate Members as defined by the Office of the Registrar of Coop Societies, shall be eligible to attend a General Body Meeting of the Society on behalf of the Members of the Society.
3. The Members are requested to send their suggestions/queries regarding accounts on or before Friday, 16<sup>th</sup> September 2022 at the Society office to consider in the meeting. Books of Accounts are available for inspection by the Members at the Society office during office hours.
4. **All decisions arrived at the Annual General Body Meeting shall be binding on all Members of the Society whether they have attended or not.**

## The Eightieth (80th) Annual Report for the Co-operative Year Ending 31<sup>st</sup> March 2022

|  |                           |
|--|---------------------------|
| Authorised Capital                         |                           |
| (Divided into 20,000 Shares of Rs.20 each) | Rs. <b>4,00,000.00</b>    |
| Paid Up Capital                            | Rs. <b>2,56,800.00</b>    |
| Sinking Fund                               | Rs. <b>38,72,690.70</b>   |
| Reserve Fund                               | Rs. <b>1,07,69,467.37</b> |
| Repairs Fund                               | Rs. <b>8,76,432.41</b>    |
| Administration Fund                        | Rs. <b>1,35,000.00</b>    |

### Managing Committee as on 11<sup>th</sup> September 2022

- |                           |                             |
|---------------------------|-----------------------------|
| • Mr. Mahesh Kalyanpur    | Chairman                    |
| • Mr. Shivdutt Halady     | Hon Secretary               |
| • Mr. Satyendra Kumble    | Hon Treasurer               |
| • Mr. Parag Nagarkatti    | Jt. Hon Secretary           |
| • Mrs. Seema Pathak       | Jt. Hon Secretary - Repairs |
| • Mrs. Nirmala Mavinkurve | Jt. Hon Secretary - Repairs |
| • Mrs. Vidula Nadkarni    | Jt. Hon Secretary - Repairs |
| • Mr. Ashwin Gulvady      | Jt. Hon Secretary - Repairs |
| • Mr. Nirav Shah          | Hon Secretary - Parking     |
| • Mr. Dutt Sharma         | Member                      |
| • Dr. Subodh Sirur        | Member                      |
| • Mr. Sharad Nadkarni     | Member                      |
| • Dr. Prakash Mavinkurve  | Functional Director         |
| • Dr. Uday Andar          | Technical Director          |
| • Mr. Paritosh Divgi      | Technical Consultant        |

|                    |   |
|--------------------|---|
| INTERNAL AUDITOR   | Mr. Rajaram D Pandit  |
| STATUTORY AUDITORS | M/s. Jain Chowdhary & Co  |
| BANKERS            | The SVC Co-op Bank Ltd. (Savings, FDs and OD A/c)                           |
| ARCHITECT/ENGINEER | Mr Sujay Nadkarni   |
| REGISTERED OFFICE  | 8/4, Talmakiwadi, Javji Dadaji Marg,<br>Tardeo, Mumbai – 400 007.           |
|                    | Tel No: 2380 1576   |
|                    | Email: <a href="mailto:talmakiwadi@hotmail.com">talmakiwadi@hotmail.com</a> |

## **Report of Talmakiwadi Co.operative Housing Society for the year 2021-2022**

Dear Members,

The last General Body meeting of the members was held on 26<sup>th</sup> March, 2022 which was delayed due to the Covid lockdown. Activities till March 2022 were covered in the previous annual report. This report will cover the workings and activities of the society after March, 2022 till September, 2022.

At the outset, the Managing Committee would like to express heartfelt condolences to the bereaved families of those Members and residents who have lost their dear ones during this period.

### **WORKING :**

**Covid:** There are news reports of various mutations of the Covid and reporting of few cases of Covid reported in the city of Mumbai we request the members and residents to be vigilant and maintain the same corona-appropriate behaviour and disciplined restrictions.

The Building Whatsapp Groups expanded its activities beyond Covid news. So information about leakages, overflowing of tanks, plaster falling off, help for members in any distress etc was passed on, so that action could be taken. The My Gate App was a great help too for continuous notification

We thank all the residents for the co-operation and look forward to continuation of similar vigilance in future.

### **Waste management and Cleanliness**

As reported in the last annual report the garbage generated from the society far exceeds the capacity of the bins installed in the society. We have hence entered into an arrangement with Sunlight Environmental Solutions for disposal of the wet garbage generated from the society for Rs.19, 500/- per month.

### **We repeat our earnest request to residents:**

- Segregate the dry and wet garbage before handing over the same to housekeeping staff
- The housekeeping staff visits all houses in the morning to collect the garbage. Please hand over the garbage bins to the staff. Residents are requested not to keep the garbage bins in the passage or common areas, specially overnight.
- Keeping the garbage bins or bags outside not only spoils the cleanliness of the building but also leads to rodent menace which the Society is presently encountering in the Society.
- Members who have let out their tenements on leave and license basis are requested to inform their tenants to ensure to maintain hygiene and cleanliness in the Society premises.
- Residents are also requested to inculcate habit in the children to maintain cleanliness and hygiene to ensure that there is "No Littering and No Spitting"
- Pet owners are requested to CLEAN UP immediately and they carry a Poop picker or Scooper or they carry Poop bags when they take their pet for a stroll.
- **DO NOT THROW LITTER FROM WINDOWS.**

**Security:** The quality of Security is a problem area that has been persisting. We have changed the security agency twice during the year and finally a new agency G9 has been appointed from 15 September 2022. Hopefully this agency should be good.

**Water Management –** Residents are requested to inform the Society office of any water leakage as soon as such leakage is noticed so that immediate action can be taken.

**Letting out residential premises on Leave & license by Tenant Members –**

It has been observed that Members let out their tenements, and the subtenants insist on shifting immediately, without due documentation. This is not acceptable.

There are certain rules framed in the interest of ALL members and before getting into any dealing with brokers/ prospective subtenants, the concerned Members **must be** aware of the rules, which are available in the Society office

**No sub tenant will be allowed to occupy the premises until the documentation is complied with. Violation of this condition will be taken as Trespass.**

**Structural Repairs –** As informed in the previous General body, M/s SV Engineers was appointed to carry out the Structural Repairs and work commenced on 16<sup>th</sup> October 2021.

The decision was taken to undertake repairs in four steps: (Bldgs 1,1A&2) (Bldgs 3-5,4-6), (Bldgs 7,8 & 9) and finally (Bldgs 15 & 17).

Repairs and painting of Bldg nos 1, 1A and 2 have been completed. Repairs of Bldg 3-5 and 4-6 is complete and painting is in progress. Bldg 7, 8 and 9 repairs are in progress.

There has been some delay in the work being carried out initially due to labour shortage due to Covid and also due to heavy rains. Hopefully the speed will pick up.

**Update on legal matters:**

- Mirjankar - Matter was last heard on 31/2/2022. New date to be informed.
- Rohit Kulkarni vs Devdutt Kulkarni – Society has admitted the nominee as Provisional member as per the revised MCS Act. We are hopeful that the family settlement is arrived at.
- Legal notices sent to Ms. Ranjani Mallapur, Mrs. Vanita Gangolli, Dr. Leena Gangolli and Ms. Anjali Gangolli for recovery of dues as decided in the previous AGM. There is also a family dispute case between Ms. Ranjani Mallapur and her relatives where society has been made a party. Hearing is scheduled for 12 September 2022

**MEMBERSHIP**

|  |            |
|--|------------|
| Tenant Members   | 217        |
| Mathadhipati of Shri Chitrapur Math                        | 1          |
| Co-operative Institution (SCHS) holding one share of Rs.20 | 1          |
| Other Institution (KSA) holding one share of Rs.20         | 1          |
| <b>TOTAL – as on 31st March 2021</b>                       | <b>220</b> |

**MEETINGS OF THE MANAGING COMMITTEE DURING THE YEAR WITH ATTENDANCE-**

The Managing Committee of the Society consists of 12 Members elected and 3 experts who work in an honorary capacity.

During the Co-operative year ended 31<sup>st</sup> March 2022, the Committee met 11 times to discuss and execute normal business, in addition to numerous other informal meetings in between.

| <b>Name of Member</b>   | <b>Designation</b> | <b>No. of meetings attended</b> |
|-------------------------|--------------------|---------------------------------|
| Mr. Mahesh Kalyanpur    | Chairman           | 11                              |
| Dr. Prakash Mavinkurve  | Hon. Secretary     | 9                               |
| Mr. Satyendra Kumble    | Hon. Treasurer     | 11                              |
| Dr.Subodh Sirur         | Member             | 10                              |
| Dr.Uday Andar           | Member             | 4                               |
| Mr. Nirav Shah          | Member             | 11                              |
| Mrs. Deepa Andar        | Member             | 1                               |
| Mr. Sandeep Balvalli    | Member             | 8                               |
| Mr. Ashwin Gulvady      | Member             | 3                               |
| Ms. Shruti Gokran       | Associate Member   | 0                               |
| Mr. Shivdutt Halady     | Member             | 2                               |
| Mrs. Seema Pathak       | Member             | 2/2                             |
| Mr. Sharad Nadkarni     | Member             | 2/2                             |
| Mr. Parag Nagarkatti    | Member             | 2/2                             |
| Mrs. Nirmala Mavinkurve | Member             | 2/2                             |
| Mr. Dutt Sharma         | Member             | 2/2                             |

**TRANSFER OF MEMBERSHIP  
TRANSFERS (2021-2022)**

| <b>BLDG<br/>NO./ FLAT<br/>NO.</b> | <b>PREVIOUS MEMBER</b>                 | <b>NEW MEMBER</b>           | <b>REMARK</b> |
|-----------------------------------|--|-----------------------------|---------------|
| 2/3                               | Mr. Rajeev Ashok Mallapur              | Mr. Rajesh Dinesh Kalyanpur | By Sale       |
| 4-6/18                            | Mr. Shrirang Nagesh Bijur              | Mrs. Gayatri Subodh Sirur   | By Sale       |
| 2/20                              | Mrs. Asha Krishnakumar<br>Chandavarkar | Mr. Ashok V Gulvady         | By Sale       |
| 15/22                             | Mr. Gajanan Rao Tallur                 | Ms. Gaurita S Udiyawar      | By Sale       |
| 7/5                               | Mrs. Jayashri Jayant Divgi             | Mr. Paritosh J Divgi        | Gift deed     |
| 7/12                              | Mrs. Jayashri Jayant Divgi             | Mr. Paritosh J Divgi        | Gift deed     |
| 17/8                              | Mr. Ravindra Dattatreya Pandit         | Mr. Ajit V Pandit           | Gift deed     |



**TRANSMISSION**

| <b>BLDG NO. / FLAT NO</b> | <b>PREVIOUS MEMBER</b>        | <b>NEW MEMBER (PROVISIONAL MEMBER)</b> | <b>MODE OF TRANSFER</b> |
|---------------------------|-------------------------------|--|-------------------------|
| 17/24                     | Mr. Shivanand V Nadkarni      | Mr. Nitish Shivanand Nadkarni          | Transmission            |
| 1/13-14                   | Mr. Anand Ramchandra Nadkarni | Mrs. Komal Gautam Rao                  | Transmission            |

**INTERNAL AUDIT**

Mr. Rajaram Pandit as the internal auditor of Talmakiwadi Cooperative Housing Society Ltd carried out Internal Audit for the year 2021-22. We are grateful to him for his work.

The Audited Statement of Accounts for the Cooperative Year ended March 31, 2022 duly certified by M/s. Jain Chowdhary & Co. are attached herewith.

**Bank balances:** The accounts are maintained at SVC Coop. Bank Ltd and the balances therein are as under:

| <b>BANK BALANCES AS ON</b> |                   |                   |
|----------------------------|-------------------|-------------------|
| <b>SVC Bank- Accounts</b>  | <b>31-03-2021</b> | <b>31-03-2022</b> |
| OD A/c-No.2                | 61,245.00         | 52,831.00         |
| SB A/c No.25250            | 4,57,703.54       | 3,71,218.80       |

**INVESTMENTS**

| <b>Accounts</b> | <b>31-03-2021</b>     | <b>31-03-2022</b>     |
|-----------------|-----------------------|-----------------------|
| Fixed Deposits  | 1,77,24,073.00        | 1,68,99,100.00        |
| Mutual Funds    | NIL                   | 20,50,036.23          |
| <b>Total</b>    | <b>1,77,24,073.00</b> | <b>1,89,49,136.23</b> |

| <b>INCOME /EXPENDITURE FOR FY 2021-22 &amp; BUDGET FOR FY 2022-23</b> |                     |                     |                                  |
|---|---------------------|---------------------|----------------------------------|
| <b>Expenditure</b>  | <b>FY 2020-21</b>   | <b>FY 2021-22</b>   | <b>REVISED BUDGET FY 2022-23</b> |
| Contractual Employees   | 3,88,583.00         | 5,19,502.00         | 5,20,000.00                      |
| Housekeeping Charges  | 6,39,214.00         | 6,54,219.00         | 7,50,000.00                      |
| Miscellaneous Expenses  | 2,662.74            | 3,310.10            | 5,000.00                         |
| Professional Charges  | 1,73,650.00         | 94,700.00           | 2,00,000.00                      |
| Property Tax(Municipal Taxes)   | 2,71,402.00         | 3,53,476.00         | 3,00,000.00                      |
| Repairs & Maintenance   | 10,47,812.39        | 18,28,058.86        | 10,50,000.00                     |
| AGM Expenses  | 5,000.00            | 67,150.00           | 70,000.00                        |
| Annual Maintenance (Software Renewal)                                 | 23,520.00           | 3,600.00            | 30,000.00                        |
| Audit Fees  | 22,300.00           | 34,700.00           | 22,300.00                        |
| Bank Charges  | 454.00              | 200.00              | 500.00                           |
| Conveyance  | 2,273.00            | 780.00              | 5,150.00                         |
| Covid Expenses  | 57,903.00           | 9,781.19            | -                                |
| Depreciation  | 49,368.16           | 83,611.52           | 80,000.00                        |
| Diwali Expenses   | -5,091.00           | 5,400.00            | 20,000.00                        |
| Electricity Charges Paid  | 1,20,590.00         | 1,52,832.00         | 1,40,000.00                      |
| Garden Development Expenses   | 88,900.00           | 21,788.00           | 34,000.00                        |
| <b>Garbage Cleaning Expenses</b>                                      | -                   | -                   | 2,40,000.00                      |
| Insurance Paid  | 1,59,594.27         | 87,649.00           | 1,60,000.00                      |
| Land Revenue Paid   | 47,153.00           | 31,487.00           | 48,000.00                        |
| OD Interest   | 5.00                | -                   | -                                |
| Office Expenses   | 319.00              | -                   | 10,000.00                        |
| Pest Control Expenses   | 27,168.37           | 27,168.37           | 60,000.00                        |
| Postage & Telegrams   | 196.00              | 163.00              | 500.00                           |
| Printing & Stationary   | 10,931.00           | 19,852.00           | 50,000.00                        |
| Pump Maintenance  | 10,500.00           | 15,300.00           | 12,000.00                        |
| Repair Cess to MCGM   | 34,222.00           | 34,222.00           | 34,222.00                        |
| Security Services   | 10,60,785.00        | 9,09,138.00         | 11,08,000.00                     |
| Subscription Charges  | 826.00              | -                   | 1,000.00                         |
| Tea & Refreshment Expenses  | 5,130.00            | 4,113.00            | 6,000.00                         |
| Telephone Expenses  | 9,897.00            | 9,596.00            | 5,000.00                         |
| Water Charges   | 3,01,730.00         | 4,26,854.00         | 3,00,000.00                      |
| Legal Expenses  | -                   | -                   | 73,000.00                        |
| Training Expenses   | -                   | 16,992.00           | -                                |
| Contract Charges  | -                   | 32,790.00           | -                                |
| Redevelopment Expenses  | -                   | -                   | 7,00,000.00                      |
| CCTV Upgrade  | -                   | -                   | 1,00,000.00                      |
| <b>Excess/Short Provision w/off</b>                                   | <b>1,38,329.50</b>  |                     | -                                |
| <b>Grand Total</b>  | <b>46,95,327.43</b> | <b>54,48,433.04</b> | <b>61,34,672.00</b>              |

| Income                                   | FY 2020-21          | FY 2021-22          | REVISED BUDGET FY<br>2022-23 |
|--|---------------------|---------------------|------------------------------|
| <b>Car Parking</b>                       | <b>7,61,625.00</b>  | <b>10,06,240.00</b> | <b>10,00,000.00</b>          |
| <i>KSA Compensation For Hall Booking</i> | <b>24,000.00</b>    | <b>24,000.00</b>    | <b>24,000.00</b>             |
| Miscellaneous Income                     | <b>15,658.28</b>    | <b>16,226.57</b>    | <b>1,000.00</b>              |
| <i>1/7Th Share of License Fee</i>        | <b>2,67,121.00</b>  | <b>2,10,812.00</b>  | <b>2,50,000.00</b>           |
| <i>CEW Charges</i>                       | <b>2,02,956.00</b>  | <b>2,02,281.00</b>  | <b>2,02,956.00</b>           |
| <i>Education Fund</i>                    | <b>29,400.00</b>    | <b>29,400.00</b>    | <b>26,400.00</b>             |
| <i>Electricity Charges</i>               | <b>3,900.00</b>     | <b>3,900.00</b>     | <b>3,900.00</b>              |
| <i>Insurance Premium</i>                 | <b>1,03,380.00</b>  | <b>1,55,052.00</b>  | <b>1,60,000.00</b>           |
| <i>Interest on Overdue</i>               | <b>44,026.56</b>    | <b>79,029.00</b>    | <b>5,221.00</b>              |
| <i>Land Revenue</i>                      | <b>32,892.00</b>    | <b>32,892.00</b>    | <b>48,000.00</b>             |
| <i>Legal Fund</i>                        | <b>73,200.00</b>    | <b>73,200.00</b>    | <b>73,200.00</b>             |
| <i>MCGM Property Tax</i>                 | <b>2,19,924.00</b>  | <b>3,02,225.00</b>  | <b>3,00,000.00</b>           |
| <i>MCGM Repair Cess</i>                  | <b>32,928.00</b>    | <b>32,928.00</b>    | <b>34,928.00</b>             |
| <i>Non Occupancy Charges</i>             | <b>97,911.00</b>    | <b>99,029.00</b>    | <b>1,00,000.00</b>           |
| <i>Other Charges</i>                     | <b>1,96,517.00</b>  | <b>1,96,368.00</b>  | <b>1,96,517.00</b>           |
| <i>Rent</i>                              | <b>21,060.00</b>    | <b>20,752.00</b>    | <b>21,060.00</b>             |
| <i>Service Charges</i>                   | <b>2,79,156.00</b>  | <b>2,79,084.00</b>  | <b>2,79,156.00</b>           |
| <i>Submeter Charges</i>                  | <b>240.00</b>       | <b>240.00</b>       | <b>240.00</b>                |
| <i>Upkeep Charges</i>                    | <b>26,27,988.00</b> | <b>23,34,374.00</b> | <b>23,34,000.00</b>          |
| Interest on FD- SVC Bank                 | <b>8,96,392.00</b>  | <b>9,69,108.00</b>  | <b>10,00,000.00</b>          |
| Dividend Income                          | -                   | <b>32,514.70</b>    | -                            |
| STCG on Sale of Mutual Funds             |                     | <b>10,773.00</b>    |                              |
| Donation for Garden Development          |                     | <b>54,038.00</b>    | <b>34,000.00</b>             |
| Sale of Scrap                            |                     | <b>36,130.00</b>    | -                            |
| Interest on REC Bonds                    | <b>1,35,138.97</b>  | -                   | -                            |
| Savings Bank Interest                    | <b>26,897.00</b>    | <b>77,303.00</b>    | <b>40,094.00</b>             |
| Tenancy Transfer Fees                    | <b>50,000.00</b>    | -                   | -                            |
| <b>Grand Total</b>                       | <b>61,42,310.81</b> | <b>62,77,899.27</b> | <b>61,34,672.00</b>          |
| <b>Excess of Income over Expenditure</b> | <b>14,46,983.38</b> | <b>8,29,466.23</b>  | -                            |

**Details of Professional fees**

| Professional Fees -Details     | Amount           | Heads     |
|--------------------------------|------------------|-----------|
| Lexgenus Solutions             | 27,500.00        | Legal     |
| Maru & Associates              | 44,500.00        | Legal     |
| First Base Solutions(Tally)    | 2,700.00         | Tally     |
| Nadkarni & Co-Valuation Report | 20,000.00        | Architect |
| <b>TOTAL</b>                   | <b>94,700.00</b> |           |

**Details of Repairs & Maintenance**

| Repairs & Maintenance- Details | FY 2021-22         |
|--------------------------------|--------------------|
| Building- 01                   | 15,550.00          |
| Building- 02                   | 46,522.86          |
| Building 03-05                 | 94,943.00          |
| Building 04-06                 | 16,650.00          |
| Building- 07                   | 64,513.50          |
| Building- 08                   | 38,625.00          |
| Building- 09                   | 2,000.00           |
| Building- 15                   | 12435              |
| Building- 16                   | 59,800.00          |
| Building – 17                  | 23,550.00          |
| Building - 1A                  | 1,25,450.00        |
| Electrical Repairs             | 18,434.00          |
| Repairs & Maintenance- Others  | 3,17,585.50        |
| <b>Total</b>                   | <b>8,36,058.86</b> |

The society had purchased Paint worth Rs.10 lakh to save on the cost.

**Talmakiwadi Redevelopment**

Report by the Redevelopment Sub committee will be sent separately.

**AGENDA ITEM NO.1** - Confirmation of Minutes**Resolution 1-**

Resolved that Draft Minutes of the 79th AGM held on 26.03.22, separately circulated to the members be hereby taken as read and confirmed.

**AGENDA ITEM NO.2** – Adoption of Annual Report and Audited Financial Statements for the Co-operative Year ended 31<sup>st</sup> March 2021, duly audited by the Statutory Auditors.

**Resolution 2-**

Resolved in the 80<sup>th</sup> AGM on 24/09/2022 that the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31<sup>st</sup> March 2022, duly audited by the Statutory Auditors be taken as read and adopted.

**3 - Appointment of Internal Auditor for the year 2022-23**

Mr. Rajaram Pandit as the internal auditor of Talmakiwadi Cooperative Housing Society Ltd carried out Internal Audit for the year 2021 - 22. We are grateful to him for his work. We recommend appointing him again, for the Year 2022-23

**Resolution 3-**

Resolved in the 80<sup>th</sup> AGM on 24/09/2022 that this General Body approves the appointment of Mr. Rajaram Pandit as Internal Auditor for the year 2022-23

**4 - Appointment of Statutory Auditors for the year 2022-23**

We propose to continue M/s. Jain Chowdhary & Co as Statutory auditor for the year 2022-23. They are empaneled on the list published by the Department of Cooperative, Government of Maharashtra.

**Resolution 4-**

Resolved in the 80<sup>th</sup> AGM on 24/09/2022 that this General Body approves the appointment of M/s. Jain Chowdhary & Co as Statutory Auditor for the year 2022-23

## **5 - Appointment of Society Architect for the year 2022-23**

We recommend continuation of Mr.Sujay Nadkarni as the Society Architect for FY 2022-23.

### **Resolution 5-**

**Resolved in the 80<sup>th</sup> AGM on 24/09/2022 that this General Body approves the** appointment of Mr. Sujay Nadkarni as Society Architect for the year 2022-23

## **6 - Appointment of Grievance Cell for the year 2022-23**

The present Grievance Cell Members were appointed at the last General Body for a period of 1 year.

We propose to continue with the same Members of Grievance Cell for one more year

### **Resolution 6-**

Resolved in the 80<sup>th</sup> AGM on 24/09/2022 that this General Body approves the continuation of the existing Grievance Cell for the year 2022-23

### **Request to all the Members/Tenants**

**Payment of Maintenance/Rent** - All payments will be accepted only by Cheque OR Direct Transfer.

### **Cheque Payment**

Kindly make all cheques payable to: Talmakiwadi Co-op. Hsg. Soc. Ltd.

Members/Tenants are requested to write their Name, Bldg/Flat/Shop No, Bill date on the reverse of the Cheque

If a Member is issuing one single cheque for more than one flat, then mention details of each flat with bill amount on the reverse of the cheque. Please note that the total cheque amount should match with the total of individual bills

If a Member is issuing one cheque as advance payment for more than one flat, then mention the amount to be credit against each flat on the reverse of the cheque.

### **Direct Payment**

We request all Members and tenants to make payment through electronic mode (Net Banking/NEFT/IFT etc). Details of Account no. and bank, is printed on the bills

Direct Transfers to be made to Sleater Road Branch of SVC Bank Ltd., Account No:100903130025250, IFSC Code: SVCB0000009

Request Members to send the details of payment on [talmakiwadi@hotmail.com](mailto:talmakiwadi@hotmail.com) by mentioning - Name, Bldg/Tenement No/Bill date.

If making payment for more than one flat, mention details of all the flats and their building number, Total Amount transferred which should match with the individual bill amounts.

**Please Note:**

We have stopped accepting payments in Cash

All queries regarding billing issues to be sent on “talmakiwadi@hotmail.com”

**Acknowledgements –**

The Managing Committee would like to sincerely thank all its Members, tenants and residents for their help and support in the past year and hopes this help will continue over the years to come.

Thanks to the Members of Redevelopment Sub committee & Grievance Cell

We also thank the Institutions who have helped us viz. Shri Chitrapur Math, Datta Mandir Trust, KSA, BMC, Tardeo Police Station, Fire Brigade, Statutory auditors Yardi Prabhu & Associates LLP, Staff of Talmakiwadi society, Security personnel and Housekeeping staff for their co-operation during the year.

We thank MLA Shri Mangalprabhat Lodha and Shri Arun Dudhwadkar for their help during the Covid pandemic for carrying out fumigation of the society area.

**Mahesh D Kalyanpur**

Chairman

Mumbai – 10<sup>th</sup>September, 2022.

**Shivdutt Halady**

Hon. Secretary

**ANNEXURES**

1. Report of Redevelopment Sub committee
2. Minutes of 79<sup>th</sup> AGM meeting held on 26<sup>th</sup> March 2022.
3. Internal Auditor's Report
4. Audited Financial Statements and Statutory auditors report for the year ended 31 March 2022.
5. Outstanding dues from Members and from Tenants & Others
6. Statement of Property as on 31st March 2022.
7. List of Shareholding and Tenants deposit as of 31 March 2022.



**Annexure 5**  
**THE TALMAKIWADI CO-OPERATIVE HOUSING SOCIETY LTD.**  
**Outstanding Dues From Members**  
as on 31-Mar-2022

| Particulars                            | 1-Apr-2021 to 31-Mar-2022 |          |
|--|---------------------------|----------|
|  | Debit                     | Credit   |
| 01                                     | 9078.00                   | 19725.00 |
| 01 07 KABINITTAL VIDYA VIJAY           |                           | 4476.00  |
| 01 08 MALLAPUR JAGDISH NAGESH          |                           | 1605.00  |
| 01 10 KABINITTAL NIHAR VIJAY           |                           | 4545.00  |
| 01 13 RAO KOMAL GAUTAM                 | 958.00                    |          |
| 01 14 RAO KOMAL GAUTAM                 | 891.00                    |          |
| 01 20 GELANI PRAFUL NANUBHAI           | 3684.00                   |          |
| 01 21 GELANI PRAFUL NANUBHAI           | 3545.00                   |          |
| 01 22 KALYANPUR NILESH DINESH          |                           | 262.00   |
| 01-A                                   |                           |          |
| 1-A 02 BHAT AJIT MADHUSUDAN            |                           | 5622.00  |
| 1-A 03 NADKARNI SHARAD VITHAL          | 2946.00                   |          |
| 1-A 04 NADKARNI NEELRATNA SADANAND     |                           | 5345.00  |
| 1-A 07 HALDIPUR SUMAN MOHAN            |                           | 22813.00 |
| 1-A 11 NADKARNI UMESH RAMESH           |                           | 1.00     |
| 1-A 16 BASRUR VIJAYA PRAKASH           |                           | 188.00   |
| 1-A 17 PADUKONE GAUTAM MUKUND          |                           | 3546.00  |
| 02                                     |                           |          |
| 02 01 MAVINKURVE NIRMALA KRISHNA       | 3227.00                   |          |
| 02 03 KALYANPUR RAJESH DINESH          |                           | 587.00   |
| 02 04 CHANDAVARKAR DEVDATTA NARAYAN    |                           | 6093.00  |
| 02 07 UDAY BHUJANGRAO ANDAR            |                           | 15424.00 |
| 02 08 ANDAR UDAY BHUJANG               |                           | 14394.00 |
| 02 09 GULVADY ASHOK VENKATRAO          |                           | 7271.00  |
| 02 10 SURKUND SUCHITRA SHIVSHANKAR     |                           | 10389.00 |
| 02 11 SURKUND SUCHITRA SHIVSHANKAR     |                           | 10856.00 |
| 02 12 HONAWAR ANAND UMESH              |                           | 186.00   |
| 02 16 BAINURKAR INDIRA SHARAD          |                           | 9694.00  |
| 02 17 BAINURKAR SHARAD RAGHUVIR        |                           | 9712.00  |
| 02 20 ASHOK VENKATRAO GULVADY          |                           | 6740.00  |
| 02 21 GULVADY ASHOK VENKATRAO          |                           | 7277.00  |
| 02 22 MALLAPUR RANJANI SUNDARRAO       | 78745.00                  |          |
| 02 23 MALLAPUR RANJANI SUNDARRAO       | 78323.00                  |          |
| 03 - 05                                |                           |          |
| 3 - 5 01 HALADY VIVEKANAND GANPAT      |                           | 5215.00  |
| 3 - 5 04 RAO NIKHIL ARVIND             |                           | 5036.00  |
| 3 - 5 06 SAVKUR SANJAY SADANAND        | 75.00                     |          |
| 3 - 5 11 TALGERI SUHASINI RANGANATHRAO |                           | 6655.00  |
| 3 - 5 13 SHIROOR CHAITANYA SHIVRAM     |                           | 2302.00  |
| 3 - 5 15 BAINUR SUMEET SHARADKUMAR     |                           | 11592.00 |

|  |          |          |
|--|----------|----------|
| 3 - 5 20 HOSKOTE SHANTA ANAND          | 3038.00  |          |
| 3 - 5 24 PADUKONE SAVITA GAUTAM        |          | 2964.00  |
| 3 - 5 41 GOKARN VAISHALI VIVEK         |          | 2287.00  |
| 3 - 5 42 GOKARN VAISHALI VIVEK         |          | 2363.00  |
| 3 - 5 44 GONSALVES MUKTA GABRIEL       |          | 564.00   |
| 04 - 06                                |          |          |
| 4 - 6 02 BIJUR SUSHMA SRIDHAR          |          | 273.00   |
| 4 - 6 05 SAUKUR RAJESH NIRANJAN        |          | 1256.00  |
| 4 - 6 08 GANGOLLI ANJALI VINOD         | 68356.56 |          |
| 4 - 6 13 MISRA VRINDA RAM              | 10844.00 |          |
| 4 - 6 14 KUMBLE SANGEETA BHASKAR       | 2662.00  |          |
| 4 - 6 15 HALADY UMA MANOHAR            |          | 8032.00  |
| 4 - 6 18 GAYATRI SUBODH SIRUR          | 26861.00 |          |
| 4 - 6 20 ANDAR DEEPA UDAY              |          | 17186.00 |
| 4 - 6 21 SHIRUR D'SOUZA GAURI          |          | 11837.00 |
| 4 - 6 25 DATTACHOUHDARY DEBESH         |          | 15354.00 |
| 4 - 6 26 DHADUK DHIRUBHAI MOHANBHAI    |          | 18054.00 |
| 4 - 6 28 BASRUR APARNA SUNILKUMAR      |          | 7674.00  |
| 4 - 6 30 MALLAPUR SUCHITRA SUDHAKAR    |          | 1105.00  |
| 4 - 6 32 BIJOUR RAVINDRA RAMAKANT      |          | 3529.00  |
| 07                                     |          |          |
| 07 02 AMLADI LEELA RAGHUVIR            |          | 2.00     |
| 07 09 BELLARE NITYANAND BHAVANISHANKAR |          | 7596.00  |
| 07 10 BELLARE PREETA SADANAND          |          | 8253.00  |
| 07 11 KUMBLE SUNITHA BHASKAR           | 1620.00  |          |
| 08                                     |          |          |
| 08 01 GOLIKERE NIRMALA SUBHASH         |          | 2916.00  |
| 08 06 SHIRVAIKAR NEETA CHANDAN         |          | 10271.36 |
| 08 07 MAVINKURVE SOUMITRA SURYAKANT    |          | 2936.00  |
| 08 09 NAIMPALLI PURNIMA MOHAN          | 2458.00  |          |
| 08 15 SIRUR NALINI KRISHNANAND         |          | 4780.00  |
| 08 19 MAVINKURVE HEMANT SHIVANAND      |          | 7318.00  |
| 09                                     |          |          |
| 09 01 HALADY SHIVDUTT GAJANAN          |          | 43568.00 |
| 09 04 GULVADY SHANTA ASHOK             |          | 14103.00 |
| 09 05 NADKARNI ARATI PRASHANT          |          | 5483.00  |
| 09 08 NAGARKATTI UDAY BHASKAR          |          | 4406.00  |
| 15                                     |          |          |
| 15 03 PONGURLEKAR JITENDRA RAMAKANT    |          | 4386.00  |
| 15 10 GANGOLLI LEENA VINOD             | 56274.15 |          |
| 15 11 HATTANGADI MANOHAR DATTATRAYA    | 4608.00  |          |
| 15 19 NADKARNI SHEILA SURESH           |          | 8262.00  |
| 15 20 NADKARNI SHEILA SURESH           |          | 9063.00  |
| 15 21 CHINCHANKAR VAIBHAV RAMESH       |          | 11639.00 |
| 15 22 TALLUR GAJANAN RAO               | 1784.00  |          |
| 15 22 UDIYAWAR GAURITA SHIVANAND       | 3630.00  |          |
| 15 23 KULKARNI JAYESH DILIP            | 14972.00 |          |
| 15 24 KULKARNI JAYESH DILIP            | 14008.00 |          |

|                                     |                    |                    |
|-------------------------------------|--------------------|--------------------|
| 17                                  |                    |                    |
| 17 02 KATRE VINAYA GAURANG          | 640.00             |                    |
| 17 03 BAINDUR MONAL BHAVANISHANKAR  |                    | 13980.00           |
| 17 04 PAI SHAMALA VISHNUDAS         |                    | 7752.00            |
| 17 05 MAVINKURVE PRAMOD SHANTARAM   | 2510.00            |                    |
| 17 06 MAVINKURVE PRAMOD SHANTARAM   | 5744.00            |                    |
| 17 09 MAVINKURVE SUREKHA PANDURANG  |                    | 2547.00            |
| 17 11 MUDBIDRI JEETENDRA DEV        |                    | 10528.00           |
| 17 12 BIJUR RAVINDRA NAGESH         | 2089.00            |                    |
| 17 13 BHAT SUJATA KISHAN            |                    | 9834.00            |
| 17 14 MASKERI ASHOK ANANT           | 59.00              |                    |
| 17 16 CHANDAVARKAR SUMATI DATTANAND |                    | 1496.00            |
| 17 26 KULKARNI SUMEDHA SADASHIV     | 1561.00            |                    |
| 17 27 KULKARNI SUMEDHA SADASHIV     | 1892.00            |                    |
| 17 30 GANGOLLI VANITA VINOD         | 78499.25           |                    |
| <b>TOTAL</b>                        | <b>4,76,503.96</b> | <b>4,70,260.36</b> |

**THE TALMAKIWADI CO-OPERATIVE HOUSING SOCIETY LTD.**  
**Outstanding Dues From Tenants/ Others**  
as on 31-Mar-2022

| Particulars                                     | 1-Apr-2020 to 31-Mar-2021 |                    |
|---|---------------------------|--------------------|
|   | Debit                     | Credit             |
| Parking   |                           |                    |
| Parking 13 - 03 KSA - MANGALORE SUNIL           | 3135.00                   |                    |
| Parking 13 - 05 KSA - SHIRUR PRAKASH VIJAYANAND |                           | 1000.00            |
| Parking 13 - 06 KSA - PUTHLI SWATI S.           |                           | 7497.00            |
| Tenant  |                           |                    |
| Tenant 01 - 3A MALLAPUR JAYPAL NAMDEO           | 6240.00                   |                    |
| Tenant 01 - 3B LAKHANI ADAM MOHAMAD             | 6918.00                   |                    |
| Tenant 02 - 6A SASHITAL SUDHIR VINAYAK          | 9765.00                   |                    |
| Tenant 02 - 6B SHET SHWETA GURURAYA             | 1062.00                   |                    |
| Tenant 02 - 6C PATANKAR LEELAVATI SHANKAR       |                           | 42255.00           |
| Tenant 16 - 01 KALBAG VIMALA NAGESH             |                           | 367.00             |
| Tenant 16 - 02 BALSEKAR VIMALA NARSING          | 45209.00                  |                    |
| Tenant 16 - 07 HONAVER NIRMALA VASANT RAO       |                           | 9713.00            |
| Tenant 16 - 08 TRASY RAMESH RAGHUVIR            | 41194.00                  |                    |
| Tenant 16 - 09 PONGURLEKAR SANGITA RAMAKANT     |                           | 8507.00            |
| Tenant 16 - 12 SIRUR RAMANAND MANGESH           |                           | 1700.00            |
| Tenant 16 - 13 RAO MILIND MANOHAR               |                           | 2889.00            |
| Tenant 16 - 14 YADERY VINAYAK MANJUNATH         |                           | 671.00             |
| Tenant 16 - 19 GODAMBE SUBODH BHALCHANDRA       | 1101.00                   |                    |
| Tenant MG - 02 KSA Medical Centre               |                           | 45000.00           |
| Tenant MG - 02 POPULAR AMBULANCE                | 23.00                     |                    |
| <b>Grand Total</b>                              | <b>1,14,647.00</b>        | <b>1,19,599.00</b> |

## Annexure 6

| <b>THE TALMAKIWADI CO-OPERATIVE HOUSING SOCIETY LIMITED</b>   |             |   |   |
|---|-------------|---|---|
| <b>MUMBAI 400 007</b>   |             |   |   |
| <b>ADDENDUM TO 80th ANNUAL REPORT</b>   |             |   |   |
| <b>STATEMENT OF PROPERTY AS ON 31st MARCH 2022</b>  |             |   |   |
| Name of the Society   |             | The Talmakiwadi Co-operative Housing Society Ltd.                             |   |
| No. and Date of Registration  |             | B-227 of 5th April 1941   |   |
| Situation of land taken up  |             | Tardeo  |   |
| Cadastral Survey Nos.   |             | 311 & 1/312 of Tardeo Division  |   |
| Survey Nos.<br>City Surveys   |             | 26,528 & New Nos.<br>13, 529 & 14, 039, 105 & 106 and 13, 612 & 13, 613       |   |
| Municipal or Improvement<br>Trust Census Nos.   |             | D - Ward<br>3732(1) (2) and (3), 733(1), (2), (3), (5) and (6) and<br>3753(5) |   |
| Area  | Taken up    | Year  | 1936  |
|   |             | Sq.Mtrs /<br>Sq.Ft.   | 7174.8 / 77229                                |
|   | Built upon  | Sq.Mtrs /<br>Sq.Ft.   | 3302 / 19745                                  |
|   |             | Tenure  | Free Hold                                     |
| Vacant on the 31st March 2021   |             | 5340.44 Sq. Mtrs. / 57484 Sq.ft.  |   |
| Total Cost  |             | Land  | Rs. 2,10,349.88                               |
|   |             | Buildings   | Rs.8,38,603.90                                |
| Govt. Loan<br>Received  |             | Year  | Nil   |
|   |             | Amount  | Nil   |
| No.<br>of<br>Tenements  | Constructed | Co-<br>partnership  | 243 tenements - 217 Tenant Members            |
|   |             |   | 1 residential Premises (tenanted) - Bldg.No.1 |
|   |             |   | 4 residential Premises ( tenanted) - SQ       |
|   |             |   | 2 for Motor Garages (Tenanted)                |
|   |             |   | 10 for Shops (Tenanted)                       |
|   |             |   |   |
|   |             | Hire<br>Purchase  | Nil   |
|   |             | Paid Up<br>Lease  | Nil   |
|   |             | Others  | 20 (Old Chawl - Bldg. No.16 )-Tenanted        |
| Under Construction  |             | Nil   |   |
| Compensation Collected during<br>the year ended 31 March 2022<br>(CEW, Rent, Service, Upkeep, &<br>Other Charges) |             | <b>Rs.30,32,859/-</b>   |   |
| <b>Inventory of Furniture and Other Dead Stock as on 31.03.2022</b>   |             |   |   |
| 2 Nos. Wooden Office Tables   |             | 2 Nos. Glass show cases for trophies  |   |
| 3 Nos. Steel Cupboards  |             | 2 Nos. wall clock (Office & Main Gate)  |   |
| 10 Nos. PVC Arm Chairs  |             | 2 Nos. Talmaki portraits + 12 of Bldgs  |   |
| 5 Nos. filing cabinets  |             | 1 No. Cash Box  |   |
| 1 No. Key Board   |             | 2 Nos. Letter boxes   |   |

|                                     |   |
|-------------------------------------|---|
| 1 Nos. Black Boards                 | 1 No. Brass name plate of TCHS office address     |
| 1 No. White board                   | 3 Nos. 120 liters Waste Handling Bins             |
| 2 Nos. Green soft pin boards        | 3 Nos. 240 liters Waste Handling Bins             |
| 10 Nos. Notice boards on bldgs.     | 21 Nos. Syntex Water tanks + 3 Bldg 16 (Overhead) |
| 1 No. Wooden stool                  | 2 Nos. Double wheel barrows                       |
| 1 No. Slotted angle floor shelf     | 1 No. 100 litre PVC Drum                          |
| 2 No. Computer - CPU/Monitor        | 1 No. 50 litres PVC Drum                          |
| 1 No. Samsung M2070W Printer        | 10 Nos. Garden benches                            |
| 1 No. Computer chair on wheels      | 1 No. wooden Beuro with drawers                   |
| 3 Nos. Ceiling fans                 | 1 No. Wooden cupboard                             |
| 6 Nos. Tube light fittings (office) | 2 Nos. Wooden chairs                              |
| 12 Nos. Name boards on bldgs.       | 1 No. Garden scissor                              |
| 1 no. Alluminium ladder             | 1 No. Garden Suckle                               |
| 7 Nos. Pump sets                    | 11 Nos. Fire Extinguishers                        |
| 4 No plastic stool + 1 Wooden       | 1 No EPBX + 4 instruments                         |
| 12 Nos CCTV Cameras                 | 1 No CCTV Console+ Monitor                        |
| 1 Removable Hard Disc               | 1 Stationery rack                                 |
| 2 Wooden racks                      | 1 Key rack  |
| 3 metal storage trunks              | 6.Nos.Plastic Chairs                              |
| 1 Water purifier                    |   |

**ANNEXURE 7**  
**TCHS - LIST OF SHARE HOLDING & TENANT DEPOSIT - 31/3/2022**

| Sr. No. | Reg. No. | Name of the Member-Shareholder   | No. of shares allotted | Total Share Value Rs. | Tenants deposit |
|---------|----------|----------------------------------|------------------------|-----------------------|-----------------|
| 1       | 217      | Saraswat Coop. Housing Society   | 1                      | 20                    |                 |
| 2       | 238      | Kanara Saraswat Association      | 1                      | 20                    |                 |
| 3       | 365      | Ramabai Pandurang Sashital       | 34                     | 680                   | 350             |
| 4       | 381      | Dattamandir Trust                | 60                     | 1200                  | 400             |
| 5       | 405      | Ratnakar Ganpat Kaikini          | 73                     | 1460                  | 150             |
| 6       | 413      | Vandita Sashikant Tombat         | 42                     | 840                   | 400             |
| 7       | 429      | Sunita Vasant Hemmady            | 165                    | 3300                  | 350             |
| 8       | 465      | Ranjani Sundarrao Mallapur       |                        |                       | 350             |
| 9       | 465      | Ranjani Sundarrao Mallapur       | 69                     | 1380                  | 350             |
| 10      | 480      | Ramdas Krishnarao Heble          | 43                     | 860                   | 400             |
| 11      | 487      | Gurunath Devidas Vaknalli        | 43                     | 860                   | 350             |
| 12      | 500      | Hemant Shivanand Mavinkurve      | 87                     | 1740                  | 150             |
| 13      | 509      | Mohanrao Ganpat Savkur           | 34                     | 680                   | 350             |
| 14      | 512      | Shivshankar Dattanand Murdeshwar | 42                     | 840                   | 400             |
| 15      | 512      | Shivshankar Dattanand Murdeshwar | 64                     | 1280                  | 500             |
| 16      | 521      | Shalini Pandurang Udyawar        | 65                     | 1300                  | 150             |
| 17      | 526      | Usha Satish Tirkannad            | 43                     | 860                   | 400             |
| 18      | 533      | Dilip Pandurang Sashital         | 43                     | 860                   | 350             |
| 19      | 540      | Vivekanand Ganpat Haladi         | 48                     | 960                   | 400             |
| 20      | 555      | Vijaya Ramdas Kumble             | 70                     | 1400                  | 150             |
| 21      | 568      | Prashant Ravi Molhalli           | 68                     | 1360                  | 500             |
| 22      | 573      | Soumitra Suryakant Mavinkurve    | 43                     | 860                   | 350             |
| 23      | 575      | Sharad Raghuvir Baindurkar       | 35                     | 700                   | 350             |
| 24      | 584      | Satish Dattatraya Bellimal       | 34                     | 680                   | 350             |
| 25      | 590      | Maruti Shivrao Puttur            | 81                     | 1620                  | 150             |
| 26      | 591      | Raman Anant Chickermane          | 43                     | 860                   | 350             |
| 27      | 592      | Dr. Prakash Shantaram Mavinkurve | 63                     | 1260                  | 150             |
| 28      | 592      | Dr. Prakash Shantaram Mavinkurve | 64                     | 1280                  | 150             |
| 29      | 596      | Sumati Dattanand Chandawarkar    | 34                     | 680                   | 350             |
| 30      | 605      | Ashok Anant Maskeri              | 35                     | 700                   | 350             |
| 31      | 610      | Sangeeta Bhaskar Kumble          | 42                     | 840                   | 400             |
| 32      | 611      | Priya Prabhakar Baddukuli        | 114                    | 2280                  | 150             |
| 33      | 612      | Meera Manjunath Yederi           | 36                     | 720                   | 350             |
| 34      | 614      | Ashok Venkatrao Gulvady          |                        |                       |                 |
| 35      | 614      | Ashok Venkatrao Gulvady          | 105                    | 2100                  | 1050            |

| Sr. No. | Reg. No. | Name of the Member-Shareholder    | No. of shares allotted | Total Share Value Rs. | Tenants deposit |
|---------|----------|-----------------------------------|------------------------|-----------------------|-----------------|
| 36      | 614      | Ashok Venkatrao Gulvady           |                        |                       |                 |
| 37      | 622      | Snehalatha Manohar (Rao) Vokethur | 67                     | 1340                  | 500             |
| 38      | 629      | Vanita Vinod Gangolli             | 109                    | 2180                  | 350             |
| 39      | 636      | Rajaram Dattatraya Pandit         | 42                     | 840                   | 400             |
| 40      | 638      | Vidhyalaxmi Chaitanya Bhatkal     | 34                     | 680                   | 350             |
| 41      | 639      | Devdatta Narayan Chandavarkar     | 34                     | 680                   | 350             |
| 42      | 642      | Vidhya Sunilchandra Vinekar       | 42                     | 840                   | 350             |
| 43      | 643      | Krishnanand Shankar Yedery        | 148                    | 2960                  | 350             |
| 44      | 645      | Satish Ganesh Burde               | 43                     | 860                   | 400             |
| 45      | 650      | Sushma Shridhar Bijur             | 42                     | 840                   | 400             |
| 46      | 651      | Mamata Satish Nagarkar            | 42                     | 840                   | 350             |
| 47      | 654      | Seema Arun Hattangadi             | 113                    | 2260                  | 400             |
| 48      | 655      | Shivanand Dattatraya Nagarmath    | 42                     | 840                   | 350             |
| 49      | 658      | Smita Prakash Mavinkurve          | 58                     | 1160                  | 500             |
| 50      | 658      | Smita Prakash Mavinkurve          | 63                     | 1260                  | 150             |
| 51      | 660      | Gurudatt Bhalchandra Burde        | 34                     | 680                   | 350             |
| 52      | 664      | Suhasini Ranganath Talgeri        | 42                     | 840                   | 400             |
| 53      | 673      | Hemant Pandurang Nadkarni         | 34                     | 680                   | 350             |
| 54      | 677      | Jagdish Nagesh Mallapur           | 34                     | 680                   | 350             |
| 55      | 682      | Dilip Raghuvir Baidurkar          | 34                     | 680                   | 400             |
| 56      | 683      | Shyam Maruthirao Balsekar         | 42                     | 840                   | 350             |
| 57      | 683      | Shyam Maruthirao Balsekar         | 42                     | 840                   | 350             |
| 58      | 684      | Indira Sharad Baidurkar           | 34                     | 680                   | 350             |
| 59      | 687      | Satish Ramchandra Nadkarni        | 78                     | 1560                  | 150             |
| 60      | 687      | Satish Ramchandra Nadkarni        | 95                     | 1900                  | 150             |
| 61      | 689      | Sheela Kiran Nagarkatti           | 63                     | 1260                  | 500             |
| 62      | 698      | Nalini Krishnanand Sirur          | 42                     | 840                   | 350             |
| 63      | 699      | Rupa Ravindra Balwally            | 42                     | 840                   | 350             |
| 64      | 702      | Naina Anil Kudwa                  | 67                     | 1340                  | 500             |
| 65      | 704      | Suchitra Shivashankar Surkund     | 35                     | 700                   | 350             |
| 66      | 704      | Suchitra Shivashankar Surkund     | 35                     | 700                   | 350             |
| 67      | 713      | Savita Gautam Padukone            | 42                     | 840                   | 400             |
| 68      | 715      | Kiran Manjunath Yedery            | 34                     | 680                   | 350             |
| 69      | 715      | Kiran Manjunath Yedery            | 35                     | 700                   | 350             |
| 70      | 717      | Suman Mohan Haldipur              | 42                     | 840                   | 350             |
| 71      | 719      | Sudhir Sakharam Konaje            | 42                     | 840                   | 400             |
| 72      | 720      | Mahesh Dinesh Kalyanpur           | 34                     | 680                   | 350             |
| 73      | 720      | Mahesh Dinesh Kalyanpur           | 35                     | 700                   | 350             |

| Sr. No. | Reg. No. | Name of the Member-Shareholder   | No. of shares allotted | Total Share Value Rs. | Tenants deposit |
|---------|----------|----------------------------------|------------------------|-----------------------|-----------------|
| 74      | 721      | Nilesh Dinesh Kalyanpur          | 34                     | 680                   | 350             |
| 75      | 721      | Nilesh Dinesh Kalyanpur          | 43                     | 860                   | 400             |
| 76      | 726      | Bhavanishankar Dattatraya Basrur | 34                     | 680                   | 350             |
| 77      | 726      | Bhavanishankar Dattatraya Basrur | 35                     | 700                   | 350             |
| 78      | 727      | Rekha Mohan Nadkarni             | 34                     | 680                   | 350             |
| 79      | 729      | Aruna Shyam Upponi               | 34                     | 680                   | 400             |
| 80      | 735      | Kanchan Vijay Haldipur           | 34                     | 680                   | 350             |
| 81      | 735      | Kanchan Vijay Haldipur           | 34                     | 680                   | 350             |
| 82      | 735      | Kanchan Vijay Haldipur           | 34                     | 680                   | 350             |
| 83      | 736      | Sheela Shivanand Nadkarni        | 34                     | 680                   | 350             |
| 84      | 738      | Shanta Ashok Gulwady             | 59                     | 1180                  | 500             |
| 85      | 739      | Anjali Vinod Gangolli            | 42                     | 840                   | 400             |
| 86      | 740      | Neeta Chandan Shirvaikar         | 42                     | 840                   | 350             |
| 87      | 741      | Vivek Suryakant Mavinkurve       | 51                     | 1020                  | 400             |
| 88      | 742      | Gautam Suryakant Mavinkurve      | 51                     | 1020                  | 400             |
| 89      | 743      | Sumedha Sadashiv Kulkarni        | 70                     | 1400                  | 150             |
| 90      | 743      | Sumedha Sadashiv Kulkarni        | 70                     | 1400                  | 150             |
| 91      | 744      | Devendra Narayan Chandavarkar    | 35                     | 700                   | 350             |
| 92      | 747      | Satyendra Gurudatt Kumble        | 42                     | 840                   | 350             |
| 93      | 756      | Usha Mohan Kalyanpur             | 34                     | 680                   | 350             |
| 94      | 756      | Usha Mohan Kalyanpur             | 34                     | 680                   | 350             |
| 95      | 757      | Shamala Vishnudas Pai            | 34                     | 680                   | 350             |
| 96      | 758      | Vaishali Vivekanand Gokarn       | 105                    | 2100                  | 150             |
| 97      | 758      | Vaishali Vivekanand Gokarn       | 76                     | 1520                  | 150             |
| 98      | 759      | Shanta Durgadas Nagarkatte       | 42                     | 840                   | 350             |
| 99      | 760      | Vaishali Sudhir Nagarkatti       | 34                     | 680                   | 350             |
| 100     | 761      | Nirmala Nagesh Murdeshwar        | 35                     | 700                   | 350             |
| 101     | 762      | Ashwin Chitrangad Gulwadi        | 43                     | 860                   | 350             |
| 102     | 763      | Seema Ragesh Pathak              | 34                     | 680                   | 350             |
| 103     | 763      | Seema Ragesh Pathak              | 95                     | 1900                  | 150             |
| 104     | 765      | Roopa Dilip Sashital             | 42                     | 840                   | 350             |
| 105     | 766      | Vidula Hemant Nadkarni           | 94                     | 1880                  | 150             |
| 106     | 766      | Vidula Hemant Nadkarni           | 70                     | 1400                  | 150             |
| 107     | 767      | Gajanan Pandurang Baidur         | 61                     | 1220                  | 400             |
| 108     | 768      | Ravindra Ramakant Bijur          | 126                    | 2520                  | 150             |
| 109     | 770      | Manish Chandrakant Pandhya       | 102                    | 2040                  | 150             |
| 110     | 773      | Sandeep Ramakant Balwalli        | 42                     | 840                   | 350             |
| 111     | 774      | Sanjay Sadanand Savkur           | 43                     | 860                   | 400             |



| Sr. No. | Reg. No. | Name of the Member-Shareholder   | No. of shares allotted | Total Share Value Rs. | Tenants deposit |
|---------|----------|----------------------------------|------------------------|-----------------------|-----------------|
| 112     | 775      | Shivdutt Gajanan Halady          | 58                     | 1160                  | 500             |
| 113     | 776      | Amit Mohan Savkur                | 34                     | 680                   | 350             |
| 114     | 777      | Mridula Mohan Savkur             | 34                     | 680                   | 350             |
| 115     | 778      | Shekhar Kisan Gangolli           | 34                     | 680                   | 350             |
| 116     | 781      | Suchitra Sudhakar Mallapur       | 67                     | 1340                  | 150             |
| 117     | 782      | Vijaya Prakash Basrur            | 43                     | 860                   | 350             |
| 118     | 786      | Praful Nanubhai Gelani (Patel)   | 35                     | 700                   | 350             |
| 119     | 786      | Praful Nanubhai Gelani (Patel)   | 35                     | 700                   | 350             |
| 120     | 787      | Vaibhav Ramesh Chinchankar       | 34                     | 680                   | 350             |
| 121     | 788      | Vrinda Ram Misra                 | 42                     | 840                   | 400             |
| 122     | 790      | Shrikant Dattatreya Nagarkatty   | 47                     | 940                   | 400             |
| 123     | 791      | Deepak Dattatraya Bantwal        | 42                     | 840                   | 400             |
| 124     | 792      | Uday Bhaskar Nagarkatti          | 58                     | 1160                  | 500             |
| 125     | 794      | Sheila Suresh Nadkarni           | 34                     | 680                   | 350             |
| 126     | 794      | Sheila Suresh Nadkarni           | 34                     | 680                   | 350             |
| 127     | 795      | Mohan Soumitra Nadkarni          | 34                     | 680                   | 400             |
| 128     | 796      | Neelratan Sadanand Nadkarni      | 42                     | 840                   | 350             |
| 129     | 797      | Malini Dinesh Kalyanpur          | 105                    | 2100                  | 150             |
| 130     | 798      | Jeetendra Ramakant Pongurlekar   | 34                     | 680                   | 350             |
| 131     | 800      | Dr. Shilpa Bhalchandra Kodkany   | 42                     | 840                   | 350             |
| 132     | 801      | Dr. Shriram Ganu Burte           | 151                    | 3020                  | 350             |
| 133     | 802      | Dr. Dubesh Datta Choudhary       | 116                    | 2320                  | 150             |
| 134     | 804      | Asha Anant Kulkarni              | 34                     | 680                   | 350             |
| 135     | 806      | Ashok Dattatraya Hattangadi      | 42                     | 840                   | 350             |
| 136     | 807      | Dr. Suneela Shantaram Mavinkurve | 63                     | 1260                  | 150             |
| 137     | 808      | Surekha Pandurang Mavinkurve     | 34                     | 680                   | 350             |
| 138     | 810      | Manohar Dattatraya Hattangadi    | 35                     | 700                   | 350             |
| 139     | 813      | Nandan Prabhakar Kudhyadi        | 34                     | 680                   | 350             |
| 140     | 814      | Renu Himanshu Dholakia           | 43                     | 860                   | 350             |
| 141     | 816      | Nirmala Krishnanand Amladi       | 63                     | 1260                  | 500             |
| 142     | 817      | Neena Gopal Mavinkurve           | 90                     | 1800                  | 150             |
| 143     | 818      | Sumati Vivek Gangavali           | 42                     | 840                   | 400             |
| 144     | 820      | Mansukhbhai Kalabhai Vakaria     | 35                     | 700                   | 350             |
| 145     | 821      | Arvind Ramesh Nagarmath          | 34                     | 680                   | 350             |
| 146     | 822      | Leela Raghuvir Amladi            | 67                     | 1340                  | 500             |
| 147     | 823      | Mangesh Rangarao Nagarkar        | 42                     | 840                   | 400             |
| 148     | 824      | Meenakshi Satyendra Kumble       | 43                     | 860                   | 400             |
| 149     | 826      | Suman Maruti Mirjankar           | 43                     | 860                   | 400             |

| Sr. No. | Reg. No. | Name of the Member-Shareholder | No. of shares allotted | Total Share Value Rs. | Tenants deposit |
|---------|----------|--------------------------------|------------------------|-----------------------|-----------------|
| 150     | 827      | Uday Anand Mankikar            | 42                     | 840                   | 400             |
| 151     | 828      | Meena Shivanand Udiyawar       | 42                     | 840                   | 350             |
| 152     | 829      | Gautam Mukund Padukone         | 165                    | 3300                  | 350             |
| 153     | 831      | Lata Raman Chickermane         | 42                     | 840                   | 350             |
| 154     | 832      | Shanta Anand Hoskote           | 63                     | 1260                  | 500             |
| 155     | 833      | Dhirubhai Mohanbhai Dhadhuk    | 107                    | 2140                  | 150             |
| 156     | 836      | Anita Santosh Shirur           | 109                    | 2180                  | 350             |
| 157     | 837      | Sudhir Vinayak Sashital        | 34                     | 680                   | 350             |
| 158     | 840      | Dr. Uday Bhujangrao Andar      | 34                     | 680                   | 400             |
| 159     | 840      | Dr. Uday Bhujangrao Andar      | 34                     | 680                   | 350             |
| 160     | 841      | Sujata Kishen Bhat (Bantwal)   | 34                     | 680                   | 350             |
| 161     | 844      | Shaila Gopal Mavinkurve        | 43                     | 860                   | 400             |
| 162     | 846      | Alok Mohan Mulky               | 58                     | 1160                  | 500             |
| 163     | 848      | Subhash Subbarao Yederi        | 150                    | 3000                  | 350             |
| 164     | 849      | Nirmala Subhash Golikere       | 43                     | 860                   | 400             |
| 165     | 850      | Sheetala Raghavendra Balwally  | 70                     | 1400                  | 150             |
| 166     | 850      | Sheetala Raghavendra Balwally  | 70                     | 1400                  | 150             |
| 167     | 851      | Dilip Shivanand Marballi       | 44                     | 880                   | 400             |
| 168     | 852      | Shobhana Dilipkumar Rao        | 42                     | 840                   | 350             |
| 169     | 853      | Pramod Madhav Amladi           | 34                     | 680                   | 350             |
| 170     | 855      | Bharati Anoop Ulpe             | 109                    | 2180                  | 350             |
| 171     | 856      | Santosh Ganesh Sthalekar       | 63                     | 1260                  | 500             |
| 172     | 858      | Sunitha Bhaskar Kumble         | 63                     | 1260                  | 150             |
| 173     | 859      | Nandini Arun Bijur             | 59                     | 1180                  | 500             |
| 174     | 860      | Shalini Gopal Murdeshwar       | 43                     | 860                   | 400             |
| 175     | 861      | Nirmala Vasant Nadkarni        | 34                     | 680                   | 350             |
| 176     | 862      | Mamata Anilkumar Baidur        | 42                     | 840                   | 350             |
| 177     | 866      | Vivek Madhukar Hemmady         | 42                     | 840                   | 400             |
| 178     | 867      | Saroj Ramchandra Nadkarni      | 67                     | 1340                  | 500             |
| 179     | 868      | Pramod Shantaram Mavinkurve    | 34                     | 680                   | 350             |
| 180     | 868      | Pramod Shantaram Mavinkurve    | 35                     | 700                   | 350             |
| 181     | 869      | Nirmala Gurunath Sthalekar     | 35                     | 700                   | 350             |
| 182     | 870      | Anuradha Ashok Kulkarni        | 42                     | 840                   | 400             |
| 183     | 871      | Mukta Gabriel Gonsalves        | 124                    | 2480                  | 400             |
| 184     | 872      | Dr. Leena Vinod Gangolli       | 35                     | 700                   | 350             |
| 185     | 873      | Nivedita Bipin Nadkarni        | 42                     | 840                   | 350             |
| 186     | 875      | Kabinittal Vidya Vijay         | 34                     | 680                   | 350             |
| 187     | 876      | Kabinittal Nihar Vijay         | 34                     | 680                   | 350             |

| Sr. No. | Reg. No. | Name of the Member-Shareholder               | No. of shares allotted | Total Share Value Rs. | Tenants deposit |
|---------|----------|--|------------------------|-----------------------|-----------------|
| 188     | 877      | Vanita Avinash Trasi                         | 68                     | 1360                  | 500             |
| 189     | 878      | Uma Manohar Halady                           | 43                     | 860                   | 350             |
| 190     | 879      | Gauri Prakash Shirur                         | 42                     | 840                   | 350             |
| 191     | 880      | H. H. Shrimat Sadyojat Shankarashram Swamiji | 1                      | 20                    |                 |
| 192     | 881      | Purnima Mohan Naimpalli                      | 42                     | 840                   | 400             |
| 193     | 882      | Geeta Chaitanya Nadkarni                     | 101                    | 2020                  | 150             |
| 194     | 883      | Sharad Vithal Nadkarni                       | 42                     | 840                   | 350             |
| 195     | 884      | Rohan Vivek Hemadee                          | 136                    | 2720                  | 400             |
| 196     | 885      | Bhatkal Amita Chaitanya                      | 107                    | 2140                  | 350             |
| 197     | 886      | Murdeshwar Kavita Chaitanya                  | 72                     | 1440                  | 150             |
| 198     | 887      | Anand Umesh Honawar                          | 34                     | 680                   | 400             |
| 199     | 888      | Umesh Ramesh Nadkarni                        | 42                     | 840                   | 350             |
| 200     | 889      | Arati Prashant Nadkarni                      | 58                     | 1160                  | 500             |
| 201     | 890      | Vinay Dattatreya Balse                       | 41                     | 820                   | 350             |
| 202     | 891      | Kiran Krishnanand Manjeshwar                 | 42                     | 840                   | 400             |
| 203     | 892      | Nikhil Arvind Rao                            | 63                     | 1260                  | 500             |
| 204     | 893      | Ashwin Arun Sashital                         | 34                     | 680                   | 350             |
| 205     | 894      | Deepa Uday Andar                             | 43                     | 860                   | 400             |
| 206     | 895      | Sharad Shantaram Mavinkurve                  | 34                     | 680                   | 350             |
| 207     | 896      | Aparna Sunilkumar Basrur                     | 95                     | 1900                  | 150             |
| 208     | 897      | Nityanand Bhavanishankar Bellare             | 64                     | 1280                  | 150             |
| 209     | 898      | Preetha Sadanand Bellare                     | 63                     | 1260                  | 150             |
| 210     | 899      | Avanti Shivanand Padukone                    | 42                     | 840                   | 400             |
| 211     | 900      | Anjali Gurudatta Kumble                      | 43                     | 860                   | 400             |
| 212     | 901      | Rajesh Niranjana Saukur                      | 44                     | 880                   | 400             |
| 213     | 902      | Nitin Vithal Kaikini                         | 73                     | 1460                  | 150             |
| 214     | 905      | Sheetal Chandrashekar                        | 42                     | 840                   | 400             |
| 215     | 906      | Rucha Gurudatt Labadaya                      | 42                     | 840                   | 400             |
| 216     | 907      | Sharad Ramdas Nadkarni                       | 71                     | 1420                  | 150             |
| 217     | 907      | Sharad Ramdas Nadkarni                       | 70                     | 1400                  | 150             |
| 218     | 908      | Subodh Premanand Sirur                       | 43                     | 860                   | 350             |
| 219     | 909      | Ravikiran Chaitanya Bhatkal                  | 34                     | 680                   | 350             |
| 220     | 910      | Nirmala Krishna Mavinkurve                   | 34                     | 680                   | 400             |
| 221     | 911      | Nisha Shivanand Bellare                      | 105                    | 2100                  | 150             |
| 222     | 912      | Ruta Ashutosh Trasi                          | 42                     | 840                   | 400             |
| 223     | 913      | Nirav Navin Shah                             | 42                     | 840                   | 350             |
| 224     | 914      | Mudbidri Jeetendra Dev                       | 34                     | 680                   | 350             |
| 225     | 915      | Ajit Madhusudhan Bhat                        | 43                     | 860                   | 350             |

| Sr. No. | Reg. No. | Name of the Member-Shareholder             | No. of shares allotted | Total Share Value Rs. | Tenants deposit |
|---------|----------|--|------------------------|-----------------------|-----------------|
| 226     | 916      | Shamala Suresh Andar                       | 63                     | 1260                  | 500             |
| 227     | 917      | Ravindra Nagesh Bijur                      | 34                     | 680                   | 350             |
| 228     | 918      | Devdutt Kishore Kulkarni                   | 34                     | 680                   | 350             |
| 229     | 919      | Hattiangadi Sucheta B (Provisional)        | 67                     | 1340                  | 500             |
| 230     | 920      | Neha Hem Dholakia                          | 34                     | 680                   | 350             |
| 231     | 921      | Sarita Sharadkumar Baindur                 | 42                     | 840                   | 400             |
| 232     | 922      | Jayesh Dilip Kulkarni                      |                        |                       | 350             |
| 233     | 922      | Jayesh Dilip Kulkarni                      | 68                     | 1360                  | 350             |
| 234     | 923      | Suresh Nagesh Gokarn (Provisional)         | 34                     | 680                   | 350             |
| 235     | 924      | Monal Bhavanishankar Baindur (Provisional) | 34                     | 680                   | 350             |
| 236     | 925      | Dutt Diwakar Sharma                        | 59                     | 1180                  | 500             |
| 237     | 926      | Chaitanya Shivram Shiroor (Provisional)    | 63                     | 1260                  | 500             |
| 238     | 927      | Mangala Mahendra Kaikini (Provisional)     | 34                     | 680                   | 400             |
| 239     | 928      | Vinaya Gaurang Katre (Provisional)         | 34                     | 680                   | 350             |
| 240     | 929      | Rajesh Dinesh Kalyanpur                    | 34                     | 680                   | 350             |
| 241     | 930      | Nitish Shivanand Nadkarni (Provisional)    | 34                     | 680                   | 350             |
| 242     | 931      | Gayatri Subodh Sirur                       | 60                     | 1200                  | 400             |
| 243     | 933      | Gaurita Udiyawar                           | 35                     | 700                   | 350             |
| 244     | 934      | Ajit Vinod Pandit                          | 34                     | 680                   | 350             |
| 245     | 935      | Jayashri Jayant Divgi                      | 67                     | 1340                  | 500             |
| 246     | 935      | Jayashri Jayant Divgi                      | 63                     | 1260                  | 150             |
| 247     | 932      | Komal Gautam Rao (Provisional)             |                        |                       |                 |
| 248     | 932      | Komal Gautam Rao (Provisional)             | 68                     | 1360                  | 700             |
|         |          | <b>TOTAL</b>                               | <b>12840</b>           | <b>256800</b>         | <b>84250</b>    |

#### Tenant deposit Breakup

|   |     |       |
|---|-----|-------|
| 1. Deposit from Tenant members          | Rs. | 84250 |
| 2. Deposit from tenants of Bldg. no.16  | Rs. | 501   |
| 3. Deposit for MG                       | Rs. | 55    |
| 4. Deposit from Bldg. no.1 shop tenants | Rs. | 145   |
| 5. Deposit from Bldg. no.2 shop tenants | Rs. | 90    |
|   |     | ----- |
|   | Rs. | 85041 |