
STS Co-Operative Housing Federation Society Ltd.

(Reg. No. MUM/WP/GNL/O/3213/2022-2023/2022 Dated:. 21/10/2022.)

Building No. S/3 Office, Vishram Sthal Chsl., D-Wing, Bangur Nagar,
Goregaon (West), Mumbai - 400 104.

AUDIT REPORT FOR YEAR 01.04.2022 - 31.03.2023

AUDITOR
NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR

Address :-

- Off. Society Office, Plot No. 261, Sunder CHSL., RSC - 9, Sector No. 2, Charkop,
Kandivali (W), Mumbai - 400 067. Mob. No. 9930046223
E-mail : nitin.nimbalkar29@gmail.com.
- Resi. 443 / 14, Nachiket Co-Op. Hsg . Soc. Ltd., Sector No.4, Charkop , Kandivali (West),
Mumbai - 400 067. Mob. No. 9930046223 E-mail : nitin.nimbalkar29@gmail.com.

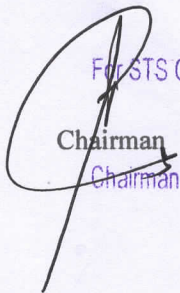
AUDITOR
NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR

STS CO-OP. HOUSING FEDERATION SOCIETY LTD.

Vishram Sthal CHS Ltd., S-3 Office, D-Wing,
Bangurnagar, Goregaon (W), Mumbai - 400 104.

Bangumagar, Gotegecn (W), Mumbai - 400 104

Sr.NO.	Name of the duly appointed Managing Committee Member	Category	Designation
1	Mr. Prabhakar Sawant	GEN	Chairman
2	Mr. Prashant Pawar	GEN	Vice Chairman
3	Mr. Laxminarayan Shivbharan Yadav	GEN	Secretary
4	Mr. Ashok Krishnan	GEN	J. Secretary
5	Mr. Suresh Baheti	GEN	Treasurer
6	Ms Shobhana Panicker	Women	Member
7	Ms Krishna Datta	Women	Member
8	Mr. R. K. Nair	GEN	Member
9	Mr. D Chakrabarty	GEN	Member
10	Mr. Hari Subramanian	GEN	Member
11	Mr. Suresh Cuncolienker	GEN	Member
12	Mr. Joy Sebastian Koottiyani	GEN	Member
13	Mr. Harvinder Sethi	GEN	Member
14	Mr. Ratnakar Shetty	GEN	Member
15	Mr. Sadanand Shetty	GEN	Member
16	Vacant	OBC	
17	Vacant	sc	
18	Vacant	ST	

For STS CO-OP. HOUSING FEDERATION SOCIETY LTD.

Chairman
Chairman

Secretary
Secretary

Treasurer
Treasurer



STS Co-op. Housing Federation Society Ltd.

Registration No.: MUM/W P/GNL/O/3213/2022-23/ Year 2022
Building No. S/3, Vishram Sthal Co-op. Housing Society Ltd., D-Wing,
Bangur Nagar, Goregaon (W), Mumbai - 400 104, Maharashtra.
E-mail: stsbangurnagar@gmail.com

To,
Mr. Nitin M. Nimbalkar
Govt. Certified Auditor, 18520
A-56, Keshar Residency, Sector No. 03
Near Shamrao Vithal Bank,
Charkop Kandivali West, Mumbai-67

Date: 09-10-2023

Dear Sir,

Sub: Appointment as Statutory Auditor for the year 2022-2023.

As per the unanimously resolution with above subject, we would like to inform that you have appointed as statutory Auditor for the financial year 2022-2023, it has decided in Special General Body Meeting held on Dated: 08.10.2023.

"Resolved hereby that Mr. Nitin M. Nimbalkar who is Govt. Certified Auditor is appointed as Statutory Auditor to Audit Society's Accounts and working for the year 2022-2023 further Resolved that he shall be paid Remuneration at the rate decided by Govt".

Resolution was passed unanimously.

Thanking you,

Thanking you with best wishes,

FOR STS COOP HOUSING FEDERATION SOCIETY LTD.

For STS CO-OP. HOUSING FEDERATION SOCIETY LTD.

SECRETARY/CHAIRMAN
Chairman

Treasurer



NITIN M. NIMBALKAR

Government Certified Auditor, Co-operative Societies - Mumbai Division

Address : Society Office, Plot No. 261, Sunder CHSL., RSC - 9, Sector No. 2, Charkop, Kandivali (W), Mumbai - 400 067.

Mobile : 9930046223 / 7715066876, Email : nitin.nimbalkar29@gmail.com

Nitin M. Nimbalkar

(B.com, G. D. C. & A)

Date :. 10.10.2023.

To

Chairman/Secretary

STS Co-Operative Housing Federation Society Ltd.

Building No. S/3 Office, Vishram Sthal Chsl., D-Wing,

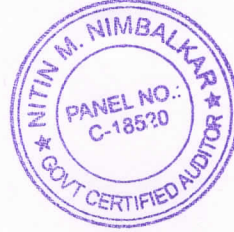
Bangur Nagar, Goregaon (West), Mumbai - 400 104.

Sub :- Appointment for Audit the F.Y. 2022-2023.

I have been in receipt of your appointment letter dated 09.10.2023 for the Audit for the year 2022-2023. I hereby confirm and accept the appointment for the same.

Thanking You,
Yours faithfully,

Nitin M. Nimbalkar
Govt. Certified Auditor



NITIN M. NIMBALKAR

Government Certified Auditor, Co-operative Societies - Mumbai Division

Address : Society Office, Plot No. 261, Sunder CHSL., RSC - 9, Sector No. 2, Charkop, Kandivali (W), Mumbai - 400 067.

Mobile : 9930046223 / 7715066876, Email : nitin.nimbalkar29@gmail.com

Nitin M. Nimbalkar
(B.com, G. D. C. & A)

To,
CHAIRMAN / SECRETARY,
STS Co-Operative Housing Federation Society Ltd.
Building No. S/3 Office, Vishram Sthal Chsl., D-Wing,
Bangur Nagar, Goregaon (West), Mumbai - 400 104.

Sub :- Submission of Audit Report for the Financial Year 01.04.2022 to 31.03.2023.

Respected Sir,

Please find enclosed herewith the Audit Report (Audit Memo) of your Federation/Society for the period **1st April 2022 to 31st March 2023**. Kindly acknowledge receipt of the same.

The Rectification report of the said Audit Report may be sent to the office of Deputy Registrar, Co-Operative Societies, **"P"** Ward, Kandivali (East), Mumbai., in Form - 'O' in triplicate along with a copy of the Managing Committee's Resolution in duplicate within three month from the date of receipt of this report as required under Section 82 of the Maharashtra Co-Operative Societies Act 1960, and Rule 73.

Thanking You,



NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR
PANEL NO. C1-18520.

Place : Mumbai.

Date : 25.10.2023.

Copy to :

Deputy Registrar, Co-Operative Societies,
"P" Ward, Kandivali (East), Mumbai.

NITIN M. NIMBALKAR

Government Certified Auditor, Co-operative Societies - Mumbai Division

Address : Society Office, Plot No. 261, Sunder CHSL, RSC - 9, Sector No. 2, Charkop, Kandivali (W), Mumbai - 400 067.

Mobile : 9930046223 / 7715066876, Email : nitin.nimbalkar29@gmail.com

Nitin M. Nimbalkar
(B.com, G. D. C. & A)

FORM NO. N-2

[See Section 81 and rule 69 (3)]

INDEPENDENT AUDITOR'S REPORT

To,
CHAIRMAN / SECRETARY,
STS Co-Operative Housing Federation Society Ltd.
Building No. S/3 Office, Vishram Sthal Chsl., D-Wing,
Bangur Nagar, Goregaon (West), Mumbai - 400 104.

Ref. :- Appointment by SGM held on dated 08.10.2023.

Report on the Financial Statements as a Statutory Auditor

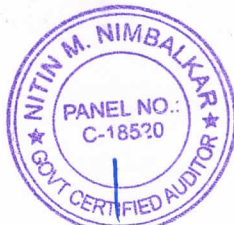
1. We have audited the accompanying financial statements of STS Co-Operative Housing Federation Society Ltd., which comprise the Balance Sheet as at 31st March 2023 and the statements of Income & Expenditure for the year ended, and a summary of significant accounting policies and other explanatory information incorporated in these financial statements of the Society along with its Branches audited by us for the period 1st April 2022 to 31st March 2023.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

3. Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with the applicable Standards by The Institute of Chartered Accountants of India and under the MCS Act. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.
4. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Society's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of the accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.
5. We believe that the audit evidence we have obtained is sufficient and appropriate provide a basis for our audit opinion.



NITIN M. NIMBALKAR

Government Certified Auditor, Co-operative Societies - Mumbai Division

Address : Society Office, Plot No. 261, Sunder CHSL., RSC - 9, Sector No. 2, Charkop, Kandivali (W), Mumbai - 400 067.

Mobile : 9930046223 / 7715066876, Email : nitin.nimbalkar29@gmail.com

Nitin M. Nimbalkar
(B.com, G. D. C. & A)

Opinion

6. In our opinion and to the best of our information and according to the explanation given to us, the said accounts together with the notes thereon give the information required as per the Maharashtra Co-operative Societies Act 1960 and Maharashtra Co-operative Societies Rules 1961, and any other applicable Acts, and or circulars issued by the Registrar, in the manner so required for the society gives a true and fair view in conformation with the accounting principles generally accepted in India:
- in the case of Balance Sheet, of the state of affairs of the Society as at **31st March 2023**;
 - in the case of Statements of Income & Expenditure of the Deficits for the year ended on that date;

Report on Other Legal and Regulatory Matters

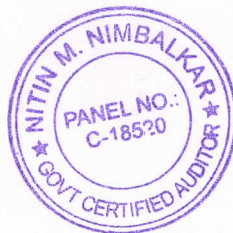
7. The Balance Sheet and the Income & Expenditure Account have been drawn up accordance With the provisions of the Maharashtra State Co-operative Act.

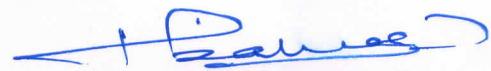
We report that :

8. (a) We have obtained all the information and explanations which, to the best of our Knowledge and belief were necessary for the purpose of our audit and have found them to be satisfactory.
- (b) The transactions of the Society, which have come to our notice, have been within the powers of the Society.
- (c) The returns received from the offices and branches of the Society have been found adequate for the purposes of our audit.
9. In our opinion the Balance Sheet and Income & Expenditure Account comply with applicable Accounting Standards.

10. We further report that :

- The Balance Sheet and Income & Expenditure Account dealt with by this report, are in agreement with the books of accounts and the returns.
- In our opinion, proper books of accounts as required by law have been kept by the Society so far as appears from our examination of these books.
- For the year under audit, the Society has been awarded "B" classification.




NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR
PANEL NO. C1-18520.

Date : 25.10.2023.
Place : Mumbai.

NITIN M. NIMBALKAR

Government Certified Auditor, Co-operative Societies - Mumbai Division

Address : Society Office, Plot No. 261, Sunder CHSL., RSC - 9, Sector No. 2, Charkop, Kandivali (W), Mumbai - 400 067.

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Nitin M. Nimbalkar

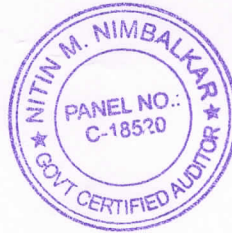
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1. Financial embezzlement : Nil
2. Misappropriation of funds : Nil
3. Improper appropriation of funds : Nil
4. Effects of the transaction to be caused on : Nil
due to policy decision.
5. Improper and irregular loan transaction : Nil
6. Improper investment : Nil

INFRINGEMENT OF THE M.C.S. ACT 1960 RULES 1961 & THE BYE-LAWS OF THE SOCIETY

Sr.No.	Act	Rules	Bye-Laws	Details Of Infringements
1	38	32	--	Member's register in "I" form.
2		33	--	List of members in "J" form not kept on record
3	82	73	--	Audit rectification report in prescribed "O" form submission to registrar within prescribed limit.
4	-	-	4 (a)	Conveyance of property member societies
5	071 (a)	--	--	Defaulter member 3 months
6	--	--	19	Managing committee meeting
7	--	--	31.4	Payment beyond the limit in cash
8	75(i)	--	13	A G M within prescribed limit
9	68	53	29(c)	Education fund payment
10	70	54,55	10	Investment of fund
11		65	31.1 (I to XXXI)	Required files to be kept
12	73	--	18	Reservation for female member on the managing committee.
13	73FF	--		Disqualification for membership of managing committee.
14	29		12	Restriction of transfer of shares
15			11	Issue of share certificates to the members within the prescribed limit.
16		62(i)	31.5	Drafting financial statement after the prescribed limit.
17			31.3	Cash in hand beyond the prescribed limit.
18	160			Handover the charge to new committee.
19	73 b 73 c			Strength of the meeting.

Pl.note : Only >>>> mark breach are applicable to the society.



**NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR
PANEL NO. C1-18520.**

Date : 25.10.2023.

Place : Mumbai.

NITIN M. NIMBALKAR

Government Certified Auditor, Co-operative Societies - Mumbai Division

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Nitin M. Nimbalkar

(B.com, G. D. C. & A)

AUDIT PERIOD : 01.04.2022 TO 31.03.2023

Part - A

1) GENERAL REMARKS :-

The Statutory Audit of the **STS Co-Operative Housing Federation Society Ltd.**, Building No. S/3 Office, Vishram Sthal Chsl., D-Wing, Bangur Nagar, Goregaon (West), Mumbai - 400 104., has been completed for the period from **01.04.2022 to 31.03.2023** with the records and information supplied by the Office Bearers of Society at the time of Audit. The Balance Sheet and Income & Expenditure Statement for above period are duly verified and enclosed herewith.

2) A Management part

Introduction :

- | | | | |
|-----------------------------|---|---|---|
| 1 | Name of the society | : | STS Co-Operative Housing Federation Society Ltd. |
| | Register Address | : | Building No. S/3 Office, Vishram Sthal Chsl.,
D-Wing, Bangur Nagar, Goregaon (West),
Mumbai - 400 104. |
| | Reg. no & date | : | MUM/WP/GNL/O/3213/2022-2023/2022
Dated: 21/10/2022. |
| | Period of audit | : | 01-04-2022 to 31-03-2023 |
| | Audit classification | : | "B" |
| | Society's last election | : | 09/11/2022 |
| | Date of end of the tenure of
Present committee | : | 08/11/2023(Provisional Committee) |
| ----- | | | |
| 2 | Membership | : | Necessary requirements for transfer of shares
& flat have been fulfilled. |
| 3 | No of committee meeting | : | 08 |
| 4 | Annual general meeting | : | 09-11-2022 |
| 5 | Special general meetings | : | 07-09-2022, 05-10-2022, 27-11-2022, 08-01-2023,
18-01-2023, 27-01-2023, 16-02-2023, 24-02-2023,
13-03-2023, 16-03-2023, 21-03-2023. |
| 6 | Audit compliance report | : | NA |
| 7 | Compliance of statutory
Controls. | : | As per audit objection & general remarks. |
| B Finance management | | | |
| 1. | Appropriation of funds | : | Yes |
| 2. | Provisions | : | Provisions made towards outstanding liabilities. |
| C Loan transactions | | | |
| | | : | Not applicable |

3) Introductory :-

The Society has registered under Registration No. MUM/WP/GNL/O/3213/2022-2023/2022 Dated: 21/10/2022., under Maharashtra Co-Operative Societies Act 1960 and Rules there under, at Building No. S/3 Office, Vishram Sthal Chsl., D-Wing, Bangur Nagar, Goregaon (West), Mumbai - 400 104., The present Statutory audit of **STS Co-Operative Housing Federation Society Ltd.**, for the period **01/04/2022 to 31/03/2023** was conducted by the undersigned on the basis of books of accounts, records and information supplied by the office bearers at the time of audit. The Balance Sheet showing financial position as on that date are appended herewith duly scrutinized and audited.



NITIN M. NIMBALKAR

Government Certified Auditor, Co-operative Societies - Mumbai Division

Address : Society Office, Plot No. 261, Sunder CHSL., RSC - 9, Sector No. 2, Charkop, Kandivali (W), Mumbai - 400 067.

Mobile : 9930046223 / 7715066876, Email : nitin.nimbalkar29@gmail.com

Nitin M. Nimbalkar
(B.com, G. D. C. & A)

4) Audit Rectification Report :

The Audit Rectification Report for the last year is not applicable because this is the first year of audit after registration.

5) Internal Management :

A) Membership :-

The total ordinary members of Federation Society have **05** Societies members. Society has maintained statutory register in Form 'I' and List in Form 'J'.

B) Managing Committee :

The managing committee consists of **15** members of managing committee.

Society's Managing Committee formed on 09-11-2022 as follows.

1. Mr. Prabhakar Sawant	Chairman
2. Mr. Laxminarayan Shivbharan Yadav	Secretary
3. Mr. Suresh Baheti	Treasurer

6) Meetings :

i) Annual General Body Meetings :

First Annual General Body meeting was held on 09.11.2022 and members were present. To discuss the business as per agenda for meeting of the society.

1. Meeting had done as per Agenda on records.

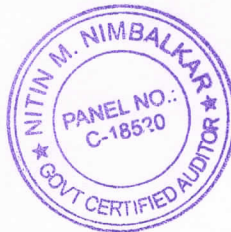
ii) Managing Committee Meetings :

1. During the year under audit 14 managing committee meeting were held. The managing committee members should be met at least once in a month as per Bye-Laws No. 127(i).
2. Monthly expenditure is reviewed in the managing committee meeting.

Part - B

Society's Co-operative Audit for the period 2022-2023 after referring the details in to account. Following financial statements attached with Audit report:-

1. BALANCE SHEET AS ON 31ST MARCH 2023.
2. INCOME & EXPENDITURE A/C FOR THE YEAR ENDED 31ST MARCH 2023.



NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR
PANEL NO. C1-18520.

Date : 25.10.2023.
Place : Mumbai.

NITIN M. NIMBALKAR

Government Certified Auditor, Co-operative Societies - Mumbai Division

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Nitin M. Nimbalkar
(B.com, G. D. C. & A)

Part - C

GENERAL REMARKS / IRREGULARITIES & SUGGESTIONS

1. In accordance with Maharashtra Co-op Societies Act and Rules Society should submit Audit Rectification Report to Office of Deputy Registrar, Co-Operative Societies in 'O' form within three months from the date of audit report.
2. All day to day expenses incurred should be ratified /approved in meeting of the managing committee.
3. As per circular dated 12th May 2015, under section 24C (1) every co-operative society should get training of all its members for at least once in five years. As of now none of the members of the society have undertaken requisite training.
4. During the period under audit, cash in hand has sometimes exceeded the limit on a working day. This is in contravention of Rule 107-C of the M.C.S. Rules, 1961. The Society should try to keep minimum cash in hand.
5. Statutory records in the manner prescribed by M.C.S. Act, 1960 rule 1961 and society Bye-Laws may be maintained immediately viz. Share Register, Members Register, Investment Registers, Property Register etc.
6. The Conveyance of the property should be executed in favor of the federation society.
7. The Society should conduct regular election of managing committee as per 97th Constitutional Amendments to M.C.S. Act, 1960 and New Model Bye-Laws before expiry of term.

We are thankful to for co-operation and information's and explanations obtain from managing committee members & staff member who has given full co-operation during the audit programmed.



NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR
PANEL NO. C1-18520.

Date : 25.10.2023.
Place : Mumbai.

Form No. 1
Audit Memo (For all types of Co-op. Societies)
Part – I

Name of the Society :- **STS Co-Operative Housing Federation Society Ltd.**

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

Full Registered Address :- Building No. S/3 Office, Vishram Sthal Chsl., D-Wing,
Bangur Nagar, Goregaon (West), Mumbai - 400 104.

Taluka or Block :- Goregaon West (i) Audit Classification :- 2022-2023 'B'

District :- Mumbai 400104. (ii) Audit Classification given
during the last three audits : NA

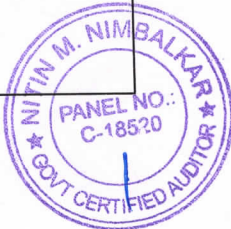
Registration No.:- MUM/WP/GNL/O/3213/2022-2023/2022 Dated:. 21/10/2022.

Date of Registration :- 21/10/2022.

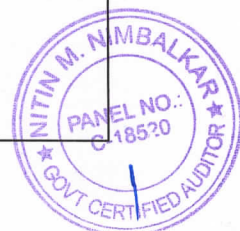
Area of operation :- All Member Co-Operative Societies Premises

No. of branches, depots and Shops (Given separate figures):- NIL..

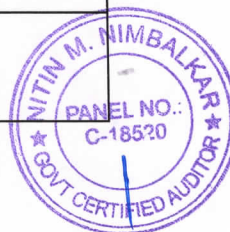
1.	Audit information :	
(1)	Full name, designation and head Quarters of Auditing Officer	Mr. Nitin M. Nimbalkar Govt. Certified Auditor, Co-operative Societies, Mumbai. Panel No.C1-18520.
(2)	Period covered during the present audit	01-04-2022 to 31-03-2023.
(3)	Dates on which	
	(1) Audit was commenced and continued	10.10.2023
	(2) Audit was completed	25.10.2023 —
	(3) Audit memo was submitted	25.10.2023 —
2.	Membership :	
	(i) No.of Members : (a) Individuals	(i) Ordinary 05 (ii) Nominal (iii) Sympathies Nil....
	(b) Societies
	(c) Others (Pvt Ltd Co.) (give details of the other members,if any)
	Total :	05
	(i) Have new members been duly admitted?	Yes
	(ii) Have they paid entrance fees?	Yes
	(iii) Are their written applications in order and are they filled properly?	Yes
	(iv) Is the Members Register kept in Form "I" prescribed under Rules 32 and 65 (i) of the M.C.S.Rules 1961?	Yes



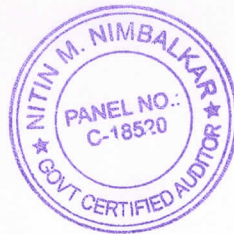
	(v) Is a list of Members kept in Form "J" under Rule 33 of the M.C.S. Rule 1961?	Yes
	(vi) Have due remarks been passed against names of the deceased, dismissed, or resigned members in the Members Register?	Yes
	(vii) Are resignations in order and are they duly accepted?	NA
	(viii) Have nominations made under Rule 25 of the M.C.S Rules 1961 been duly entered in the Members Register under Rule 26?	NA
3.	Shares :	
	(i) Are applications for shares in order?	Yes
	(ii) Is share register written up-to-date?	Yes
	(iii) Do the entries in share register tally with the entries in the cash book?	Yes
	(iv) Is share ledger written up-to-date?	Yes
	(v) Do the total of share ledger balances tally with the figures of shares capital in the balance sheet?	Yes
	(vi) Have share certificates been issued to the shareholders for all share subscribed?	Yes
	(vii) Are share transfers and refunds in accordance with the provisions of the Bye-laws, Act and Rules?	Yes
4.	Outside Borrowings :	
	(i) What is the limit fixed in the Bye-laws for borrowing of the Society?	As per Rule 35 of the M. C. S. Rules, 1961.
	(ii) Has it been exceeded?	N.A
	(iii) If so, state whether necessary permission has been obtained from the competent authority?	N.A
5.	Meetings :	
	(i) Give dates of :	
	a) Annual General Meeting	09-11-2022
	b) Special General Meeting	07-09-2022, 05-10-2022, 27-11-2022, 08-01-2023, 18-01-2023, 27-01-2023, 16-02-2023, 24-02-2023, 13-03-2023, 16-03-2023, 21-03-2023
	State the no. of meeting held during the period as follows :-	
	(a) Board or M.C.Meetings	08
	(b) Executive/Sub-Committee Meeting	-
	(c) Other Meetings	-
6.	Rectification Reports :	
	(i) Has the Society submitted Audit Rectification Reports of the previous audit memos? If so, give dates of submission. If not, state the reason for non-submission.	NA
	(ii) Have any important points mentioned in the previous audit memos been neglected by the Society? If so, state them in general remarks.	No
7.	Audit Fees :	
	(i) Give amount of audit fees last assessed state period for which assessed. State the date of recovery of Audit Fees, name of treasury and amount credited (Give No. and date of treasury challan)	N.A. N.A.

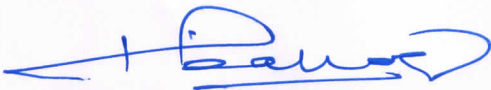


	(ii) If audit fees have not been paid by the Society, give details about outstanding audit fees and reasons for non-payment.	As above
8.	Internal or Local Audit :	
	(i) If there is an internal or local audit, state by whom done, period covered and whether memo is on the record of the Society.	No
	(ii) State whether there is a proper co-ordination between statutory auditor and internal auditor.	N.A.
9. (A)	Managing Directors/Manager/Secretary :	
	(i) Name of the Officer	Mr. Laxminarayan S. Yadav Hon. Secretary
	(ii) Pay drawn : Grade :	Nil
	(iii) State other allowances, if any, any facilities given such as rent-free quarters etc.	Nil
	(iv) State whether he is member.	Yes
	(v) If so, whether he has borrowed or has been given any credit facilities? State the amount borrowed and the amounts of overdues, If any	N.A.
	(vi) If other amounts are due from him give details.	NO
9. (B)	Obtain a list of staff showing names, designations, qualifications, scales, present pay and allowances given, dates from which employed, security furnished, etc.	No such staff
10.	Breaches :	
	(i) Does the Society possess a copy of the Act, Rules and its registered Bye-laws?	Yes
	(ii) Give only numbers of breaches of the Act, Rules and Bye-laws? 1. Section Nos..... 2. Rules Nos..... 3. Bye-laws Nos.....	Refer General Remarks to the Report
	(iii) Have any rules been framed under the Bye-laws? Are they approved by appropriate authority? Are they properly followed? (These breaches should be discussed in brief in General Remarks)	No N.A. N.A.
11.	Profit and Loss :	
	(i) What is the amount of surplus earned or Deficit incurred during the last co-operative year?	Refer Income & Expenditure Account in the Balance Sheet
	(ii) State how the Net Profits are distributed? (In case of Non-business Societies, figures of surplus or deficit may be given against query No.11(1) above	Transferred to Income & Expenditure Account in the Balance Sheet
12.	Cash, Bank Balance and Securities :	
	(a) Cash (i) Count cash and sign the cash book stating the amount so counted and dates on which counted.	Rs. 383.00 as on 31/03/2023 Not counted
	(ii) Who produced cash for counting? Give his name and designation. Is he authorized to keep cash?	N.A.



	(iii) Is it correct according to the cash book?	Yes
	(iv) Are arrangement for safety of cash in safe and cash-in-transit adequate?	Yes
	(b) Bank Balance : Do the bank balance shown in bank pass books or bank statements and bank balance certificates tally with such balances shown in books of accounts? If not, check reconciliation statements.	Yes Reconciliation checked
	(c) Securities : 1. Verify securities physically and see whether they are in the name of Society.	NA
	2. Are dividends and interest being duly collected?	NA
	3. If securities are lodged with the bank, are relevant certificates obtained?	NA
	4. Is Investment Register kept and written up-to-date?	Yes
13.	Movable and Immovable Property :	
	1. Are relevant registers maintained and written up-to-date?	Yes
	2. Verify property physically and obtain its list. Do the balances tally with balance sheet figures?	Yes
	3. In case of immovable property including lands, verify title deeds and see whether they are in the name of the Society?	Conveyance is not executed in favor of the federation society.
	4. Is the property duly insured where necessary? If so, give details in General Remarks?	Yes
	5. Depreciation : (i) Is due depreciation charged? (ii) State the rate of depreciation charged on various assets.	No NA
14.	Have you discussed the draft audit memo in the Board or Managing Committee Meeting? If not, state reasons for the same.	Yes Chairman, Secretary, Treasure




NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR
PANEL NO. C1-18520.

Date : 25.10.2023.

Place : Mumbai.

NITIN M. NIMBALKAR

Government Certified Auditor, Co-operative Societies - Mumbai Division

Address : Society Office, Plot No. 261, Sunder CHSL., RSC - 9, Sector No. 2, Charkop, Kandivali (W), Mumbai - 400 067.

Mobile : 9930046223 / 7715066876, Email : nitin.nimbalkar29@gmail.com

Nitin M. Nimbalkar
(B.com, G. D. C. & A)

SCHEDULED I To IV - A, Specified vide Rule 69 (6) of The M.C.S.Act,1960.

Name of the Society : STS Co-Operative Housing Federation Society Ltd.

Audit Period : 01/04/2022 to 31/03/2023.

Schedules required to the attached to the Auditor's Report under Rule 69(B) of the Maharashtra Co-Op. Societies Act, 1960.

SCHEDULED -I

Transactions involving information of the Provisions of the Act, Rules and Bye-Laws

Reported in Audit Memo No. 1 to the Report, if any.

SCHEDULED -II

Particulars of sums, which ought to have been But have not been brought into account.

NIL

SCHEDULED -III

Improper and irregular payments

NIL

SCHEDULED -IIIA

Irregularities in the realization of money

NIL

SCHEDULED -IV

List of doubtful and bad debts pertaining to court awards only

NIL

SCHEDULED -IVA

List of moveable and immovable Property and Others assets considered to be doubtful of Realization,

NIL



Date : 25.10.2023.
Place : Mumbai.

NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR
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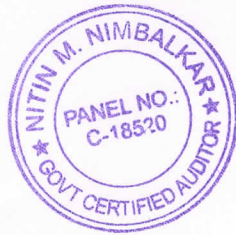
STATUTORY AUDIT REPORT

[Remarks to be given as per Maharashtra State Co-Op. Societies Act 81(2)]

Name of the Society : STS Co-Operative Housing Federation Society Ltd.

Audit Period : 01/04/2022 to 31/03/2023.

S.No.	Items	Remarks
1.	Loan / Debts which is outstanding since long.	N.A.
2.	Cash balance and securities and a valuation of the assets and liabilities of the society.	Please Refer Audit Report
3.	Is loan and advances and debts made by the society on the basis of security have been property secured and the term on which such loans and advances are made or debts are incurred are not prejudicial to the interest of the society and its members?	N.A.
4.	Is transactions of the society which are represented merely by book entries are non-beneficial to interest of society?	NO
5.	Is loans and advances made by the society have been shown as deposits?	NO
6.	Is personal expenses have been charged to revenue accounts?	NO
7.	Whether the society has incurred any expenditure in betterment / furtherance of its objects?	Yes, Contract & Professional Services
8.	Whether the society has properly utilized the financial assistance granted by Government or Government undertaking or financial institutions, for the purpose for which such assistance was granted?	N.A.
9.	Whether the society is properly carrying out its objects and obligations towards members?	Generally, Yes



Nitin M. Nimbalkar

NITIN M. NIMBALKAR
GOVT. CERTIFIED AUDITOR
PANEL NO. C1-18520.

Date : 25.10.2023.

Place : Mumbai.

STS CO OPERATIVE HOUSING FEDERATION SOCIETY LIMITED
 REGN. NO. MUMWP/GNL/O/3213/2022-23/2022, DT. 21/10/2022
 VISHRAM STHAL CHS LTD., PLOT No. 10C, S-3, SOCIETY OFFICE D-WING, BANGURNAGAR GOREGAON (W), MUMBAI - 400104

BALANCE SHEET AS ON 31st MARCH 2023

31-03-2022	LIABILITIES		31-03-2023	31-03-2022	ASSETS		31-03-2023
	SHARE CAPITAL				CASH & BANK BALANCES		
-	Autorised Share Capital		2,000,000	35,504	Indian Overseas Bank	36,496	
	ISSUED SUBSCRIBED & PAID UP SHARE CAPITAL		100,000	-	Mumbai District Central Co-op. Bank	2,207,974	
	Add: Trfd. From Reserve Fund (100 Share of Each Rs. 1000/-)				Cash-in-hand	383	2,244,853
25,000	CONTRIBUTION FROM MEMBERS (RESERVE FUND)			81,901	INVESTMENTS		
15,000	JAI KRISHNA SUDHAM - S/1		98,345	2,330	FDR - Indian Overseas Bank	84,231	
25,000	SHREE DWARAKADHISH CHS - S/2		98,640		ADD : Interest	6,878	
15,000	VISHRAM STHAL CHS - S/3		98,640			91,109	
15,000	SHREE GIRIRAJ DHARAN CHSL - S/4		98,640		FDR - MDCCB	500,000	591,109
15,000	SHEESH VINAY CHSL - T		492,905		DEPOSITS		
	Less: Trfd. To Paid up Share Capital		100,000		Security Deposit with		20,000
			392,905		Bangur Nagar Charitable Soc.		
	SECURITY DEPOSITS FROM BUILDERS						
	Keystone Retailors Ltd		500,000		INCOME & EXPENDITURE A/C.:		
	Mayfair Housing		500,000		Balance as per last year		224,243
	Kalpataru Ltd		500,000		Excess of Expenditure over Income		
	Narang Realty Pvt.Ltd		500,000				
	Modi Spaces		500,000				
	CURRENT LIABILITIES & PROVISIONS						
	Gpon Digital Network		1,000				
	Jai Maa Chamugda Caterers		42,800				
	M.K.Consultancy		3,500				
	Swaraj P. Khot		30,000				
	Audit & Professional Fees		10,000				
24,735	INCOME & EXPENDITURE A/C.:						
	Balance as per last year		24,735				
	Less : Excess of Expenditure over Income		24,735				
119,735				119,735.00			3,080,205.00

As per our Report on even date

Place : Mumbai

Date: 25/10/2023.

For NITIN M. NIMBALKAR
GOVT CERTIFIED AUDITOR

(Signature)

(NITIN M. NIMBALKAR)
 Panel No. : C-18520



Date: _____
 Place: _____

Chairman

Secretary

Treasurer

For STS Co-operative Housing Federation Society Limited

(Signatures)

STS CO OPERATIVE HOUSING FEDERATION SOCIETY LIMITED

REGN. NO. MUMWP/GNLO/3213/2022-23/2022, DT. 21/10/2022
 VISHRAM STHAL CHS LTD., PLOT No. 10C, S-3, SOCIETY OFFICE D-WING, BANGURNAGAR GOREGAON (W), MUMBAI - 400104

INCOME & EXPENDITURE ACCOUNT FOR THE YEAR ENDED 31st MARCH 2023

EXPENDITURE		31-03-2023	31-03-2022	INCOME		31-03-2023
-	Advertising Expenses	18,900	15,000	Tender Money Received	240,000	240,000
-	Conveyance Charges	9,581		BY BANK INTEREST		
-	Legal Expenses	61,232	693	Saving Bank Interest	10,802	
-	Meeting Expenses	260,443	2,330	Interest on FDR	6,878	17,680
-	Misc. Expenses	5,789	-	By Excess of Expenditure over Income		248,978
-	Postage & Courier Charges	120				
-	Printing & Stationery	11,093				
-	Professional Fees	129,500				
-	Audit & Professional Fees	10,000	506,658			
18,023	Excess of Income over Expenditure	-				
18,023		506,658	18,023			506,658

Date : 25/10/2023 As per our Report on even date

For NITIN M. NIMBALKAR
GOVT CERTIFIED AUDITOR
 (NITIN M. NIMBALKAR)
 Panel No.: C-18520



For STS Co Operative Housing Federation Society Limited

[Signature]
 Chairman

[Signature]
 Secretary

[Signature]
 Treasurer



Place : MUMBAI