

# **Notice of the 83<sup>rd</sup> AGM of**

**The Talmakiwadi Co-operative Housing  
Society Ltd. Mumbai - 400 007**

1. Members are requested to bring their copy of the Draft Minutes of the 82nd AGM held on 22 September 2024 which were circulated separately.
2. Minutes of the SGMs held on 15 December 2024, 26 January 2025, 27 July 2025 and 30 August 2025 were also circulated separately.

**NOTICE OF THE EIGHTY THIRD (83<sup>rd</sup>) ANNUAL GENERAL MEETING**

Notice is hereby given that the 83<sup>rd</sup> Annual General Meeting of the Members of the Talmakiwadi Co-operative Housing Society Limited (TCHS) shall be held on **Sunday, 28 September 2025 at 10.00 a.m. at the Shrimat Anandashram Hall, Kanara Saraswat Association, Talmakiwadi, and Mumbai 400007** to transact the following business:

1. Confirmation of the Draft Minutes of the 82<sup>nd</sup> Annual General Body Meeting held on 22 September 2024 which were circulated separately to the Members.
2. Adoption of the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31 March 2025, duly audited by the Statutory Auditors.
3. Appropriation of Surplus for the year ended 2024-2025.
4. Appointment of the Internal Auditor for the year 2025-2026.
5. Appointment of Statutory Auditors for the year 2025-2026.
6. Appointment of Grievance Cell for the year 2025-2026.
7. Consideration to adopt Joint Membership in the Society as per Explanatory Note attached.
8. Consideration of a Gift Deed received from Mr. Ratnakar G Kaikini (4-6/31) seeking to transfer his tenement to Dr. Aditya Akerkar, as per Explanatory Note attached.
9. Refund of Members' Deposits by passing credits to their respective Service Charges Accounts.
10. 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 bye-laws.

**By Order of the Managing Committee**

**Shivdutt Halady**  
**Hon. Secretary**  
**The Talmakiwadi Co-op. Housing Society Ltd.**

Mumbai,  
 12 September 2025

**NOTES:**

1. A copy of this Notice has been forwarded to the office of the Deputy registrar of Co-operative Societies, D – Ward, for their records.

2. If there is no quorum at this Meeting, the Meeting shall be adjourned for half an hour and those present for the meeting thereafter shall form the quorum. The business of the adjourned meeting shall be the same.
3. 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 Co-operative Societies, shall be eligible to attend a General Body Meeting of the Society on behalf of the Members of the Society. **Either the registered Member OR the registered Associate Member shall be eligible to attend the meeting, but not both.**
4. The Members are requested to send their suggestions/queries regarding accounts on or before Saturday, 20 September 2025 to the Society office to consider in the meeting. The Books of Accounts are available for inspection by the Members at the Society office during office hours.
5. **All decisions arrived at this Annual General Body Meeting shall be binding on all Members of the Society whether they have attended this Annual General Body Meeting or not.**

**The Eighty-Third (83<sup>rd</sup>) Annual Report for the Co-operative Year ending 31 March 2025**

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>45,25,190.70</b>
Reserve Fund	Rs. <b>1,32,77,533.37</b>
Repairs Fund	Rs. <b>72,37,601.32</b>

**Managing Committee as on 12<sup>th</sup> September 2025**

- |                           |  |
|---------------------------|--|
| • Mr. Mahesh Kalyanpur    | Chairman   |
| • Mr. Shivdutt Halady     | Hon Secretary                                    |
| • Mr. Satyendra Kumble    | Hon Treasurer                                    |
| • Mr. Parag Nagarkatti    | Jt. Hon Secretary (Resigned on 17Aug25)          |
| • Mrs. Seema Pathak       | Jt. Hon Secretary - Repairs                      |
| • Mrs. Nirmala Mavinkurve | Jt. Hon Secretary - Repairs (Expired on 17Apr25) |
| • Mrs. Vidula Nadkarni    | Jt. Hon Secretary - Repairs                      |
| • Mr. Ashwin Gulvady      | Jt. Hon Secretary - Repairs                      |
| • Dr. Subodh Sirur        | Member   |
| • Mr. Sharad Nadkarni     | Member   |
| • Dr. Prakash Mavinkurve  | Member   |
| • Mr. Paritosh Divgi      | Member   |
| • Mr. Vinay Balse         | Functional Director (Co-opted on 14Sep24)        |
| • Mr. Rajaram D Pandit    | Member (Co-opted on 26Jul25)                     |
| • Mrs. Lalita Saukur      | Member (Co-opted on 29Aug25)                     |

<b>INTERNAL AUDITOR</b>	Mr. Rajaram D Pandit
<b>STATUTORY AUDITORS</b>	M/s A V Arolkar & Co., Chartered Accountants.
<b>BANKERS</b>	The SVC Co-op Bank Ltd. (Savings, FDs and OD A/c)
<b>ARCHITECT/ENGINEER</b>	Mr. Sujay Nadkarni
<b>REGISTERED OFFICE</b>	8/4, Talmakiwadi, Javji Dadaji Marg,
	Tardeo, Mumbai – 400 007.
	Tel No: +9122 3509 0892
	Email: <a href="mailto:talmakiwadi@hotmail.com">talmakiwadi@hotmail.com</a>

## **Report of The Talmakiwadi Co-operative Housing Society Ltd. for the year 2024-2025**

Dear Members,

The Managing Committee takes pleasure in placing before you the Report of the working of The Talmakiwadi Co-operative Housing Society Ltd. for the year 2024-2025.

The last General Body meeting of the members was held on 22<sup>nd</sup> September 2024. This Report will therefore cover the working and activities of the Society post September 2024.

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 near and dear ones during this period.

### **WORKING:**

**Structural Repairs:** The structural repairs that were being carried out have been completed and the contractors are presently attending to complaints from members. We do acknowledge that there have been some delays in attending to complaints by the contractors, which the Managing Committee is looking into.

We thank all the members and residents for their co-operation during the structural repairs and any complaints that have arisen subsequently.

### **Waste Management and Cleanliness:**

We have engaged the services of Nature Care Trash Solutions for the collection and disposal of garbage from the society. They are being paid an amount of Rs.22,659/- per month, which remains unchanged from the previous year.

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

- Segregate the dry and wet garbage before handing over the same to the housekeeping staff.
- The housekeeping staff visits all houses every 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, especially overnight.
- Keeping the garbage bins or bags outside not only spoils the cleanliness of the building but also leads to pests and rodent menace which is presently being encountered in the Society.
- Members who have sub-let their tenements on leave and license basis are requested to inform their tenants to ensure to maintain hygiene and cleanliness in the Society premises, and not to use common areas/passages for storage, placing of potted plants, etc. Such areas require to be kept free of any obstacles/objects, as this is a mandatory requirement. We have received complaints as regards lack of basic hygiene on the part of some sub-tenants.
- Residents are also requested to inculcate habit in their 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 ensure that they carry a Poop Picker or Scooper or they carry Poop Bags when they take their pet for a stroll.
- **PLEASE DO NOT THROW LITTER FROM WINDOWS.**

**Optimal Water Management:**

Members and 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 to remediate it, so that wastage of water does not occur.

**Redevelopment:**

Four Special General Body Meetings (SGMs) on redevelopment related matters were held on 15 December 2024, 26 January 2025, 27 July 2025 and 30 August 2025. Minutes of these SGMs were circulated to the Members to comply with the Government guidelines issued under Section 79(A) of the Maharashtra Co-operative Societies (MCS) Act.

A separate SGM would be convened in December 2025 (or earlier) to discuss matters pertaining to Redevelopment. Hence, no matters pertaining to Redevelopment shall be discussed at this Annual General Body Meeting.

**Repairs:**

We request Members to submit repair related complaints in writing either by:

- Using the forms available in the Society Office
- Submitting requests to the Society Office
- Sending emails to [talmakiwadi@hotmail.com](mailto:talmakiwadi@hotmail.com)

**Sub-letting residential premises on Leave & License (L&L) basis by Members:**

As you may know, the number of tenements in TCHS which are under L&L arrangements has increased significantly. This imposes a responsibility on the MC to ensure that related records are up to date.

It has been observed that when some Members let out their tenements, the sub-tenants insist on occupying the tenements immediately, without completion of the requisite documentation. In some cases, the Leave & License (L&L) Agreements are not renewed in time and/or if renewed, Members do not submit copies of the renewed Agreements promptly and extensive follow-up is necessitated. In the State of Maharashtra, a Leave & License (L&L) Agreement is mandatorily required to be registered as per provisions of the Maharashtra Rent Control Act, 1999, which also stipulates that this responsibility rests with the landlord (lessor).

In addition to registration of the L&L Agreement, the property owner (Member) is responsible for completing the mandatory Mumbai Tenant Police Verification Process, either in person or on-line. This is required even at the time of renewal of the L&L Agreement. Failure to submit the police verification may result in action by the authorities.

TCHS has put in place a process whereby a member is required to submit a valid copy of the L&L Agreement and a copy of intimation to the local police station to the Society. A No Objection (Blue form) which is available in Society office is required to be filled in by the Member and submitted to the Society prior to occupation of the tenement by the sub-tenant.

TCHS has also had Police Officers from the Tardeo Police Station visit our premises from time to time to scrutinize related documents/records and ensure that all processes with respect to tenements which are under L&L arrangements have been complied with and that the related records in the books of the Society are up to date.

The above situation is unacceptable as both the Member and the Society shall be construed as being in breach of statutory requirements in this situation.

There are certain rules framed in the interest of ALL members and before getting into any dealing with brokers/ prospective sub-tenants, the concerned Members **must be** aware of the rules, which are available in the Society office, and ensure compliance without exception.

**Members are requested to take note that no sub-tenant shall be allowed to occupy the premises until the documentation is complied with. Violation of this condition shall be construed as Trespass and may be dealt with appropriately.**

**Update on legal matters:**

- Mirjankar – The CA Testamentary Petition No. 1648 of 2019 which was filed before the High Court at Bombay by Mrs. Smita Maruti Mirjankar for possession of flat No. 3-5/30 and membership of the Society has been settled in her favour. We have requested her to submit an Application for Membership of the Society along with the original Share Certificate for consideration by the Managing Committee.
- The Hon'ble Dy. Registrar had passed Orders in favour of the Society, in the cases pertaining to Ms. Ranjani Mallapur, Mrs. Vanita Gangolli, Dr. Leena Gangolli and Dr. Anjali Gangolli. While the dues as per the Recovery Certificate pertaining to Ms. Ranjani Mallapur have since been paid by her relatives up to the date of the Orders including interest. However, they have not paid the interest component relating to the period post the issuance of the Order aggregating Rs. 72,645.00. In case of Mrs. Vanita Gangolli, Dr. Leena Gangolli and Dr. Anjali Gangolli they had preferred to appeal to the Hon'ble Jt. Divisional Registrar against the Order of the Hon'ble Dy. Registrar and had paid 50% of the Recovery Certificate mentioned in the Order. The Managing Committee was able to discuss and amicably resolve the underlying issues and recover the outstanding dues aggregating Rs. 80,108.15 (Mrs. Vanita Gangolli - Rs. 32,161.25, Dr. Leena Gangolli - Rs. 20,208.33 and Dr. Anjali Gangolli - Rs. 27,738.57). We are grateful to them for their co-operation in meeting us and amicably settling the matter.

**Outstanding Dues from Tenants of Bldg. No. 16:**

Two tenants (since deceased) of Bldg. No. 16, are in arrears of rent and the details (as at 01 September 2025) are as below:

1. Late Mrs. Vimala N Balsekar (16/02) - Rs. 1,15,671.00
2. Late Mr. Ramesh R Trasi (16/09) - Rs. 1,12,366.00

The Managing Committee has made several attempts directly as well as through the Bldg. No. 16 Tenants Association to get this matter closed. Regrettably, there has been no progress. Since the Society is progressing with Redevelopment, the Managing Committee had, in a Zoom Meeting convened on 07 September 2025, mentioned that the tenants were required to get the tenancy transferred to the next of kin so as to be able to execute the permanent Alternate Accommodation Agreement (PAAA) which was not possible in the current situation since the tenants were deceased. Hence it was crucial for them to settle their dues and complete the process of transfer of tenancy at the earliest. Regrettably, this Zoom Meeting was not attended by the next of kin of both the deceased tenants. Thereafter, the Managing Committee has issued letters to the family members of the deceased tenants urging them to settle the dues and have the tenancy transferred.

We seek guidance from the General Body as to how to approach this matter going forward.

**Stray Animals (Cats):**

The Managing Committee recognizes that the Animal Welfare Board of India (AWBI) supports the philanthropic activities of some members and residents tending to and feeding the stray cats in the Society. However, the Supreme Court of India has stated that the feeding of stray animals in public places is prohibited. There have also been complaints from some Members and residents of cats urinating and defecating in the buildings. We request the feeders to ensure that cats are fed away from the buildings and to make their own arrangements to keep the buildings free of urination and defecation by the stray cats. The housekeeping staff employed by the Society may not be in a position to provide this service all through the day.

**MEMBERSHIP (as on 31<sup>st</sup> March 2025)**

Tenant Members	215
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</b>	<b>218</b>

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

The Managing Committee of the Society consists of 12 elected Members and 2 experts who work in an honorary capacity. Post 31 March 2025, one Managing Committee Member expired and one Managing Committee Member resigned. The Managing Committee co-opted 2 members to fill these vacancies. Also, since in the previous year, 2 experts were co-opted to fill the 2 vacancies, the MC co-opted 1 expert and proposes to co-opt 1 expert to a vacant position.

During the Co-operative Year ended 31 March 2025, the Committee met 10 times to discuss and execute normal business, in addition to numerous other informal meetings and meetings with the erstwhile Redevelopment Sub-Committee (RSC), Architects, PMCs and Consultants.

<b>Name of the Managing Committee Member</b>	<b>Designation</b>	<b>No. of meetings attended</b>
Mr. Mahesh Kalyanpur	Chairman	10
Mr. Shivdutt Halady	Hon. Secretary	9
Mr. Satyendra Kumble	Hon. Treasurer	10
Mr. Parag Nagarkatti (resigned effective 18 August 2025)	Jt. Hon. Secretary	9
Mr. Paritosh Divgi	Member	8
Mrs. Vidula Nadkarni	Member	7
Mr. Sharad Nadkarni	Member	6
Mr. Ashwin Gulvady	Member	5
Dr. Prakash Mavinkurve	Member	5
Mrs. Seema Pathak	Member	7
Dr. Subodh Sirur	Member	8
Mrs. Nirmala Mavinkurve (expired on 17 April 2025)	Member	7
Mr. Vinay Balse (co-opted on 14 September 2024)	Functional Director	2



**TRANSFER OF MEMBERSHIP (2024-2025):**

<b>Sr. No.</b>	<b>Previous Member</b>	<b>New Member</b>	<b>By</b>	<b>Tenement No.</b>
1	Sudhir Vinayak Sashital	Atul Mangesh Sashital	Transmission	1/15
2	Mangala Mahendra Kaikini	Vinay Mahendra Kaikini	Transmission	2/24
3	Nandini Arun Bijoor	Nupur Gurunandan Bolangady	Gift Deed	9/02
4	Shamala Suresh Rao	Sameer Suresh Rao	Transmission	3-5/12
5	Mira Manjunath Yadery	Kiran Manjunath Yadery	Transmission	15/15
6	Usha Mohan Kalyanpur	Rohit Mohan Kalyanpur	Transmission	15/17 & 18
7	Usha Satish Trikanad	Sapna Narendra Hattangadi	Transmission	3-5/31
8	Leela Raghuvir Amladi	Jyotsna Sanjay Amrite (Provisional Member)	Transmission	7/02
9	Shivshankar Dattanand Murdeshwar	Pankaj Shivshankar Murdeshwar	Gift Deed	3-5/05
10	Atul Mangesh Sashital	Devleena Ashwin Sashital	Sale	1/15
11	Hemant Shivanand Mavinkurve	Arjun Hemant Mavinkurve	Gift Deed	8/19
12	Shriram Ganu Burte	Atharva Shriram Burte	Gift Deed	8/17
13	Dilip Pandurang Sashital	Aparna Suri	Gift Deed	2/02
14	Kiran Manjunath Yadery	Shrikant Kiran Yadery	Transmission	15/13,14 & 15
15	Satish Dattatraya Bellimal	Rohan Satish Bellimal	Gift Deed	17/22
16	Ramdas Krishnarao Heble	Deepa Gurudatt Savkur (Provisional Member)	Transmission	4-6/17

**INTERNAL AUDIT:**

Mr. Rajaram Pandit carried out the Internal Audit for the Year 2024-25 as the internal auditor of the Society. Prior to his being co-opted on the Managing Committee on 26 July 2025, Mr. Rajaram Pandit resigned from the post of Internal Auditor after completing the Internal Audit and submitting his Report, which is attached herewith.

**STATUTORY AUDIT:**

The Audited Statement of Accounts for the Cooperative Year ended 31 March 2025 duly certified by M/s A V Arolkar & Co., Chartered Accountants, along with their Audit Report, are attached herewith.

**Bank balances:** The Society's bank accounts are maintained at The SVC Co-operative Bank Ltd, Sleater Road branch, and the balances therein are as under:

(Rupees)

BANK BALANCES AS ON		
SVC Bank- Accounts	31 March 2024	31 March 2025
OD A/c-No.2	0.00	22,781.00
SB A/c No.25250	32,25,346.38	3,65,084.63

## **INVESTMENTS**

(Rupees)

Accounts	31 March 2024	31 March 2025
Fixed Deposits	1,67,42,046.00	2,23,84,439.00
Mutual Funds & R.E.C. Bonds	45,13,153.94	45,20,666.94
<b>Total</b>	<b>2,12,55,199.94</b>	<b>2,69,05,105.94</b>

## **Building-wise details of Repairs & Maintenance:**

Particulars	Repairs & Maintenance (Rupees)	
	2023-24	2024-25
Building No. 1	33,220.00	28,100.00
Building No. 2	12,950.00	50,475.00
Building No. 3/5	72,100.00	1,02,650.00
Building No. 4/6	19,700.00	41,300.00
Building No. 7	35,450.00	Nil
Building No. 8	2,48,000.00	99,700.00
Building No. 9	27,650.00	89,800.00
Building No. 15	8,550.00	20,300.00
Building No. 16	300.00	4,500.00
Building No. 17	33,700.00	24,185.75
Building No. 1A	7,500.00	6,400.00
Electrical Repairs	27,880.00	22,060.00
Material Purchases	15,21,631.00	Nil
Repairs & Maintenance - Others	3,28,893.16	48,670.00
<b>Grand Total</b>	<b>23,77,524.16</b>	<b>5,38,140.75</b>

INCOME & EXPENDITURE FOR FY 2024-25 & BUDGET FOR FY 2025-26			
Expenditure	Budget for FY 2024-25	Actual Expenses 2024-25	Budget for FY 2025-26
AGM Expenses	128,000.00	25,580.00	100,000.00
Annual Maintenance (Software Renewal)	25,000.00	-	-
Annual Subscription Charges (Zoom)	-	17,734.00	-
Audit Fees	40,000.00	22,300.00	40,000.00
Bank Charges	500.00	-	500.00
Contractual Employees	600,000.00	616,130.00	650,000.00
Conveyance	5,000.00	2,870.00	15,000.00
Depreciation	100,000.00	118,593.27	150,000.00
Digitization project	-	-	125,000.00
Diwali Expenses	10,000.00	16,400.00	25,000.00
Education Expenses	-	-	50,000.00
Electric Repairs	-	22,060.00	-
Electricity Charges	200,000.00	198,150.00	-
Garbage Clearing Expenses	272,000.00	318,558.52	276,000.00
Garden Development Expenses	80,000.00	5,192.00	30,000.00
Housekeeping Charges	730,000.00	727,956.00	750,000.00
Insurance	160,000.00	50,120.45	155,304.00
Land Revenue Paid	34,125.00	68,250.00	34,125.00
Legal Expenses	200,000.00	-	150,000.00
Miscellaneous Expenses	10,000.00	2,804.10	10,000.00
Municipal Taxes /Property Tax	300,000.00	201,886.00	201,886.00
Office Expenses	5,000.00	39,127.94	-
Office Refurbishment	120,000.00	-	-
Pest Control Expenses	50,000.00	31,066.66	65,000.00
Postage/Courier Charges	2,000.00	35.00	1,000.00
Printing & Stationary	45,000.00	24,414.00	45,000.00
Professional Charges	250,000.00	-	100,000.00
Pump Maintenance	30,000.00	-	-
Redevelopment Expenses	700,000.00	782,918.00	1,400,000.00
Repair Cess paid to BMC	34,222.00	102,666.00	38,000.00
<b>Repairs &amp; Maintenance</b>	<b>1,000,000.00</b>	<b>514,080.75</b>	<b>1,155,000.00</b>
Security Services	1,104,000.00	1,072,617.00	1,400,000.00
<b>Sinking Fund FD (Contra)</b>	<b>-</b>	<b>-</b>	<b>606,312.00</b>
Tea & Refreshment Expenses	10,000.00	7,658.00	13,000.00
Telephone & Internet Expenses	16,000.00	5,652.00	50,000.00
Water Tax	465,000.00	493,705.00	500,000.00
<b>Grand Total</b>	<b>6,725,847.00</b>	<b>5,488,524.69</b>	<b>8,136,127.00</b>

Income	Budget for FY 2024-25	Actual Expenses 2024-25	Budget for FY 2025-26
1/7Th Share of License Fee	226,000.00	217,284.00	220,000.00
Parking Charges	1,050,000.00	1,757,721.40	1,700,000.00
CEW Charges	202,000.00	201,252.00	16,000.00
Dividend Income- Mutual Funds	165,000.00	199,397.64	200,000.00
Donation for Garden Development	-	27,115.00	28,000.00
Education Fund	29,400.00	29,400.00	29,400.00
Electricity Charges	3,900.00	3,900.00	3,900.00
Insurance Premium	155,220.00	155,304.00	155,304.00
Interest on FD/ Savings /Overdue Int. / REC Bonds	780,751.00	1,476,163.44	1,280,980.00
KSA Compensation for Hall Booking	24,000.00	60,170.00	50,000.00
Land Revenue	32,924.00	32,640.00	32,640.00
Legal Fund	73,200.00	73,500.00	-
BMC Property Tax	220,000.00	214,044.00	201,886.00
BMC Property Tax Reimbursed	-	274,276.00	-
BMC Repair Cess	34,222.00	32,928.00	34,200.00
Members Transfer Fees	50,000.00	25,000.00	25,000.00
Non-Occupancy Charges	103,000.00	119,348.00	210,000.00
Other Charges/ Other Income / Misc. Income	252,000.00	214,622.55	230,153.00
Rent	645,000.00	701,684.00	701,684.00
<b>Repairs Fund (Trf. Funds from Repairs Fund)</b>	<b>-</b>	<b>-</b>	<b>18,09,960.00</b>
Service Charges	279,000.00	279,552.00	279,552.00
<b>Sinking Fund</b>	<b>-</b>	<b>-</b>	<b>606,312.00</b>
Sub-meter Charges	230.00	120.00	120.00
Upkeep Charges	2,400,000.00	2,328,132.00	321,036.00
Written off- Excess/Short	-	496,918.86	-
<b>Grand Total</b>	<b>6,725,847.00</b>	<b>8,920,472.89</b>	<b>8,136,127.00</b>
<b>Excess of Income over Expenditure</b>		<b>3,431,948.20</b>	<b>-</b>

**AGENDA ITEM NO. 1: Confirmation of the Minutes of the 82<sup>nd</sup> AGM held on 22<sup>nd</sup> September 2024.**

**Resolution 1:**

Resolved that the Draft Minutes of the 82<sup>nd</sup> AGM held on 22<sup>nd</sup> September 2024, separately circulated to the Members be hereby taken as read and confirmed.

**AGENDA ITEM NO. 2: Adoption of the Annual Report and the Audited Financial Statements for the Co-operative Year ended 31<sup>st</sup> March 2025, duly audited by the Statutory Auditors.**

**Resolution 2:**

Resolved at this 83<sup>rd</sup> AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28<sup>th</sup> September 2025 that the Annual Report, Audited Balance Sheet and Income & Expenditure Account for the Co-operative Year ended 31<sup>st</sup> March 2025, duly audited by the Statutory Auditors be and are hereby taken as read and adopted.

**AGENDA ITEM NO. 3: Appropriation of surplus for the year ended 2024-2025.**

**Resolution 3:**

Resolved at this 83<sup>rd</sup> AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28<sup>th</sup> September 2025 that this General Body approves the utilization of the surplus for the year ended 2024-25 towards General Fund.

**AGENDA ITEM NO. 4: Appointment of Internal Auditor for the year 2024-25.**

Mr. Rajaram Pandit as the internal auditor of The Talmakiwadi Cooperative Housing Society Ltd. carried out the Internal Audit for the year 2024-25. We are grateful to him for his work. Mr. Rajaram Pandit was co-opted on the Managing Committee on 26 July 2025, post completion of the Internal Audit and submission of the Internal Audit Report. Hence he resigned from the position of Internal Auditor before joining the Managing Committee.

The Managing Committee proposes the name of Mr. Ashok Gulvady as our Internal Auditor for the Year 2025-26. Mr. Gulvady has had a distinguished career in the banking industry, holding very senior positions in various roles across India and the United Arab Emirates.

**Resolution 4:**

Resolved at this 83<sup>rd</sup> AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28<sup>th</sup> September 2025 that this General Body approves the appointment of Mr. Ashok Gulvady as our Internal Auditor for the year 2025-26.

**AGENDA ITEM NO. 5: Appointment of Statutory Auditors for the year 2024-25**

M/s A V Arolkar & Co. have been our Statutory Auditor for the co-operative year ended 31<sup>st</sup> March 2025. M/s A V Arolkar & Co. are empaneled on the list published by the Department of Cooperatives, Government of Maharashtra. We recommend continuation of their appointment as the Statutory Auditors for the Co-operative Year 2025-26.

**Resolution 5:**

Resolved at this 83<sup>rd</sup> AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28<sup>th</sup> September 2024 that this General Body approves continuation of the appointment of M/s A V Arolkar & Co. as Statutory Auditors for the Co-operative Year 2025-26.

**AGENDA ITEM NO. 6: Appointment of Grievance Cell for the year 2025-26**

As per Government guidelines, the General Body was required to appoint a Grievance Cell comprising not less than 3 members on an annual basis. At the last AGM held on 22<sup>nd</sup> September 2024, Mr. Rajaram Pandit, Mr. Dilip Sashital, and Comdr. Anand Hoskote (Retd.) were appointed in this capacity. The Managing Committee proposes to continue with Mr. Dilip Sashital and Comdr. Anand Hoskote (Retd.) as members of the Grievance Cell. However, since Mr. Rajaram Pandit has been co-opted to the Managing Committee, we recommend the addition of Mr. Gurudatt Burde as member of the Grievance Cell for the year 2025-26 to replace Mr. Rajaram Pandit.

**Resolution 6:**

Resolved at this 83<sup>rd</sup> AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28<sup>th</sup> September 2024 that this General Body approves the appointment of the Grievance Cell comprising of Mr. Dilip Sashital, Cmdr. Anand Hoskote (Retd.) and Mr. Gurudatt Burde for the year 2025-26.

**AGENDA ITEM NO. 7: Adoption of Joint Membership in the Society.**

The Managing Committee has attached an Explanatory Note in this regard, explaining the rationale for adoption of Joint Membership, which was introduced in the 2019 amendment to the Maharashtra Co-operative Societies (MCS) Act, 1960.

**Resolution 7:**

Resolved at this 83<sup>rd</sup> AGM of The Talmakiwadi Co-operative Housing Society Limited held on 28<sup>th</sup> September 2024 that this General Body approves the adoption of Joint Membership as per framework stipulated under the Maharashtra Co-operative societies Act, 1960.

**AGENDA ITEM NO. 8: Gift Deed executed by Mr. Ratnakar G Kaikini in favour of Dr. Aditya S Akerkar.**

Mr. Ratnakar G Kaikini (4-6/31) has sought to transfer his tenement to Dr. Aditya Akerkar and has executed and registered a Gift Deed in favour of Dr. Aditya Akerkar. The Managing Committee has attached an Explanatory Note in this regard providing the sequence of events, and has placed this matter before the General Body Members for a decision, since this matter is in conformity with the provisions of the Society's Bye-Laws.

**REQUEST TO ALL THE MEMBERS/TENANTS REGARDING PAYMENTS:**

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

**Cheque Payments:**

- Kindly make all cheques payable to: The 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 issues a single cheque for payment for more than one flat, the Member must mention details of each flat with the respective bill amount on the reverse of the cheque. Please note that the total cheque amount should match with the total of individual bills being paid.
- If a Member issues a single cheque as advance payment for more than one flat, the Member must the amount to be credited against each flat on the reverse of the cheque.

#### **Direct Payments:**

- We request all Members and tenants to make payment through electronic mode (Net Banking/NEFT/IFT etc.). Details of the Society's Account No. and Bank, is bring printed on the bills.
- Direct Transfers may be made to Sleater Road Branch of The SVC Co-operative Bank Ltd., Account No:100903130025250, IFSC Code: SVCB0000009
- We request Members to send the details of payments made by them to the Society's email [talmakiwadi@hotmail.com](mailto:talmakiwadi@hotmail.com) mentioning the Name, Building No. /Tenement No. /Bill Date.
- If making payment for more than one flat, we request Members/Tenants to mention details of all the flats and their Building Number(s), Total Amount transferred which should match with the individual bill amounts.

#### **Please Note:**

1. The Society has stopped accepting payments of Maintenance & Rent in Cash.
2. We request Members to send all their billing related queries to the Society's email ID [talmakiwadi@hotmail.com](mailto:talmakiwadi@hotmail.com) and these will be responded to.

#### **ACKNOWLEDGEMENTS:**

The Managing Committee would like to sincerely thank all its Members, Tenants and Residents for their support and co-operation during the past year. We request that this co-operative spirit continues over the years to come, especially because the Society has embarked on the Redevelopment Project, which will require the support of all the Members. Tenants and Residents throughout the Project Life Cycle.

The Managing Committee expresses its gratitude to the Members of the erstwhile Redevelopment Sub-Committee & the Members of the Grievance Cell for their efforts.

We thank the Institutions who have helped us viz. Shri Chitrapur Math, Datta Mandir Trust, Kanara Saraswat Association, Balak Vrinda Education Society, Brihanmumbai Municipal Corporation, Tardeo Police Station, Mumbai Fire Brigade, our Statutory Auditors M/s A V Arolkar & Co., our Internal Auditor, Mr. Rajaram Pandit, M/s Guruprasad Caterers, the Office Staff of Talmakiwadi Society, Security Personnel and the Housekeeping Staff for their co-operation during the year.

We thank MLA Mr. Mangalprabhat Lodha and Lodha Foundation for their help for carrying out regular fumigation of the Society area and for taking up beautification of our garden, the refurbishment of the Audumbar Katto and Kids play area.

 Shivdutt Halady Hon. Secretary		 Mahesh Kalyanpur Chairman
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Mumbai  
12 September 2025

**ANNEXURES:**

1. Internal Auditor's Report.
2. Audited Financial Statements and Statutory Auditor's Report for the year ended 31 March 2025.
3. Outstanding dues from Members & Tenants as on 31 March 2025.
4. Statement of Fixed Asset Inventory as on 31 March 2025.
5. List of Shareholding and Tenants Deposit as of 31 March 2025.

## Annexure 3

THE TALMAKIWADI CO-OPERATIVE HOUSING SOCIETY LTD.		
Outstanding Dues From Members & Tenants		
as on 31-Mar-2025		
	01-Apr-2024 to 31-Mar-2025	
Particulars	Closing Balance	
	Debit	Credit
<b>01</b>		<b>71,733.00</b>
01 07 KABINITTAL VIDYA VIJAY		9,580.00
01 10 KABINITTAL NIHAR VIJAY		8,920.00
01 12 HALADY UMA MANOHAR		12,454.00
01 17 VEKARIA MANSUKHBHAI KALABHAI		21,936.00
01 20 GELANI PRAFUL NANUBHAI		1,871.00
01 25 KUDYADI NANDAN PRABHAKAR		16,972.00
<b>01-A</b>		<b>48,544.88</b>
1-A 02 BHAT AJIT MADHUSUDAN		6,864.00
1-A 04 SANJAY SADANAND NADKARNI		19,115.88
1-A 07 HALDIPUR SUMAN MOHAN		21,545.00
1-A 17 PADUKONE GAUTAM MUKUND		1,020.00
<b>02</b>	<b>68,295.00</b>	<b>74,082.00</b>
02 04 CHANDAVARKAR DEVDATTA NARAYAN		1,345.00
02 07 UDAY BHUJANGRAO ANDAR		6,424.00
02 08 ANDAR UDAY BHUJANG		17,004.00
02 09 GULVADY ASHOK VENKATRAO		6,087.00
02 10 SURKUND SUCHITRA SHIVSHANKAR		7,155.00
02 11 SURKUND SUCHITRA SHIVSHANKAR		11,108.00
02 16 BAINURKAR INDIRA SHARAD		2,706.00
02 17 BAINURKAR SHARAD RAGHUVIR		7,760.00
02 20 ASHOK VENKATRAO GULVADY		8,400.00
02 21 GULVADY ASHOK VENKATRAO		6,093.00
02 22 MALLAPUR RANJANI SUNDARRAO	35,607.00	
02 23 MALLAPUR RANJANI SUNDARRAO	32,688.00	
<b>03 – 05</b>		<b>31,026.00</b>
3 - 5 01 HALADY VIVEKANAND GANPAT		5,003.00
3 - 5 02 KULKARNI ANURADHA ASHOK		972.00
3 - 5 03 MURDESHWAR SHIVSHANKAR DATTANAND		1,451.00
3 - 5 05 MURDESHWAR PANKAJ SHIVSHANKAR		2,579.00
3 - 5 13 SHIROOR CHAITANYA SHIVRAM		4,435.00
3 - 5 15 BAINUR SUMEET SHARADKUMAR		67.00
3 - 5 18 GANGAVALI SUMATI VIVEK		1,885.00
3 - 5 24 PADUKONE SAVITA GAUTAM		7,140.00



3 - 5 31 HATTANGADI SAPNA NARENDRA		3,868.00
3 - 5 33 HATTANGADI SEEMA ARUN		2.00
3 - 5 41 GOKARN VAISHALI VIVEK		2,161.00
3 - 5 42 GOKARN VAISHALI VIVEK		1,463.00
<b>04 – 06</b>		<b>50,246.00</b>
4 - 6 02 BIJUR SUSHMA SRIDHAR		4,473.00
4 - 6 04 GULWADI ASHWIN CHITRANGAD		18.00
4 - 6 05 SAUKUR RAJESH NIRANJAN		270.00
4 - 6 14 KUMBLE SANGEETA BHASKAR		3,743.00
4 - 6 15 SARITA S. PANDIT		2,945.00
4 - 6 19 GEETA GAUTAM HOSANGADI		14,265.00
4 - 6 20 ANDAR DEEPA UDAY		11,750.00
4 - 6 21 SHIRUR D'SOUZA GAURI		59.00
4 - 6 23 MARBALLI DILIP SHIVANAND		3,794.00
4 - 6 25 DATTA CHOUDHARY DEBESH		6,967.00
4 - 6 26 DHADUK DHIRUBHAI MOHANBHAI		427.00
4 - 6 28 KALBAG APARNAA RAJEEV		35.00
4 - 6 32 BIJOOR RAVINDRA RAMAKANT		1,500.00
<b>07</b>		<b>13,830.00</b>
07 02 AMRITE JYOTSNA SANJAY		3,538.00
07 03 MILIND MANOHAR RAO VOKETHUR		1,728.00
07 11 KUMBLE SUNITHA BHASKAR		8,564.00
<b>08</b>		<b>96,460.00</b>
08 01 SMRUTI N. KHANAPURKAR		36,076.00
08 06 SHIRVAIKAR NEETA CHANDAN		32,463.00
08 07 MAVINKURVE SOUMITRA SURYAKANT		3,588.00
08 08 NADKARNI NIVEDITA BIPIN		160.00
08 10 BALSEKAR RUPA SHYAM		135.00
08 18 BADDUKULI PRANAV PRABHAKAR		4,860.00
08 19 ARJUN HEMANT MAVINKURVE		19,178.00
<b>09</b>		<b>132,219.00</b>
09 01 HALADY SHIVDUTT GAJANAN		115,366.00
09 04 GULVADY SHANTA ASHOK		13,075.00
09 06 MULKY ALOK MOHAN		1,760.00
09 08 NAGARKATTI UDAY BHASKAR		848.00
09 11 MAVINKURVE SMITA PRAKASH		1,170.00
<b>15</b>		<b>35,622.00</b>
15 03 PONGURLEKAR JITENDRA RAMAKANT		8,118.00
15 19 NADKARNI SHEILA SURESH		5,981.00
15 20 NADKARNI SHEILA SURESH		5,996.00
15 21 CHINCHANKAR VAIBHAV RAMESH		15,527.00

<b>17</b>		<b>79,479.04</b>
17 01 GOKARN SURESH NAGESH		247.00
17 04 PAI SHAMALA VISHNUDAS		388.00
17 05 MAVINKURVE PRAMOD SHANTARAM		29,243.02
17 06 MAVINKURVE PRAMOD SHANTARAM		18,664.02
17 09 MAVINKURVE SUREKHA PANDURANG		2,547.00
17 10 BURDE GURUDATT BHALCHANDRA		1,716.00
17 11 MUDBIDRI JEETENDRA DEV		11,118.00
17 13 BANTWAL SUJATA BHAT		10,478.00
17 14 MASKERI ASHOK ANANT		796.00
17 16 NEETA LAXMINARAYAN SHETTY		899.00
17 19 HALDIPUR KANCHAN VIJAY		1,079.00
17 20 HALDIPUR KANCHAN VIJAY		1,142.00
17 21 HALDIPUR KANCHAN VIJAY		1,162.00
<b>Parking</b>		<b>1,527.00</b>
Parking 13 - 05 KSA - SHIRUR PRAKASH VIJAYANAND		1,000.00
Parking 13 - 06 KSA - PUTHLI SWATI S.		527.00
<b>Tenant</b>	<b>203,621.00</b>	<b>36,054.00</b>
Tenant 01 - 3A MALLAPUR JAYPAL NAMDEO		8,506.00
Tenant 16 - 01 KALBAG VIMALA NAGESH		1,000.00
Tenant 16 - 02 BALSEKAR VIMALA NARSING	103,900.00	
Tenant 16 - 07 HONAVAR NIRMALA VASANT RAO		10,733.00
Tenant 16 - 08 TRASY RAMESH RAGHUVIR	99,721.00	
Tenant 16 - 09 PONGURLEKAR SANGITA RAMAKANT		10,262.00
Tenant 16 - 12 SIRUR RAMANAND MANGESH		3,534.00
Tenant 16 - 13 RAO MILIND MANOHAR		1,298.00
Tenant SQ - 02 GANGAVALI PALLAVI VINAY		299.00
Tenant SQ - 03 GANGAVALI MAYA VINAY		422.00
<b>Grand Total</b>	<b>271,916.00</b>	<b>670,822.92</b>

**Annexure 4**

THE TALMAKIWADI CO-OPERATIVE HOUSING SOCIETY LIMITED				
MUMBAI 400 007				
ADDENDUM TO 83 <sup>rd</sup> ANNUAL REPORT				
STATEMENT OF PROPERTY AS ON 31 <sup>st</sup> MARCH 2025				
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. City Surveys			26,528 & New Nos. 13, 529 & 14, 039, 105 & 106 and 13, 612 & 13, 613	
Municipal or Improvement Trust Census Nos.			D - Ward 3732(1) (2) and (3), 733(1), (2), (3), (5) and (6) and 3753(5)	
Area	Taken up	Year	1936	
		Sq.Mtrs / Sq.Ft.	7,174.8 / 77,229	
	Built upon	Sq.Mtrs / Sq.Ft.	3,302 / 19,745	
		Tenure	Free Hold	
Vacant on the 31st March 2025			5,340.44 Sq. Mtrs. / 57,484 Sq. ft.	
Total Cost		Land	Rs. 2,10,349.88	
		Buildings	Rs. 8,38,603.90	
Govt. Loan Received		Year	Nil	
		Amount	Nil	
No. of Tenements	Constructed	Co-partnership	243 Tenements - 218 Tenant Members	
			1 Residential Premise (Tenanted) - Bldg.No.1	
			4 Residential Premises (Tenanted) - SQ	
			2 Motor Garages (Tenanted)	
			10 Shops (Tenanted)	
		Hire Purchase	Nil	
		Paid Up Lease	Nil	
Others		20 (Old Chawl - Bldg. No.16) - Tenanted		
Under Construction			Nil	
Compensation Collected during the year ended 31 March 2025 (CEW, Rent, Service, Upkeep, & Other Charges)			37,07,312.00	
INVENTORY OF FURNITURE AND OTHER DEAD STOCK AS ON 31 <sup>ST</sup> MARCH 2025				
2 Nos. Wooden Office Tables			2 Nos. glass show cases for trophies	
5 Nos. Steel Cupboards			2 Nos. wall clock (Office & Main Gate)	
10 Nos. PVC Arm Chairs			2 Nos. Rao Bahadur Talmaki's portraits	
5 Nos. filing cabinets			1 No. Cash Box	

2 No. Key Boards	2 Nos. Letter boxes
1 Nos. Black Boards	1 No. Brass plate of TCHS office address
2 No. White Boards	7 Nos. 120 liters Waste Handling Bins
2 Nos. Green soft pin boards	8 Nos. 240 liters Waste Handling Bins
10 Nos. Notice boards on bldgs.	21 Nos. 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
1 No. Computer - CPU/Monitor	1 No. 50 litres PVC Drum
1 No. HP MFP138fnw Laser Printer	10 Nos. Garden benches
1 No. Dell Laptop	1 No. Wooden Bureau with drawers
3 Nos. Ceiling fans	2 No. wireless mouse
6 Nos. Tube light fittings (office)	2 Nos. Wooden chairs
12 Nos. Name boards on bldgs.	2 No. Garden scissors
1 no. Aluminum ladder	1 No. Garden Sickle
7 Nos. Pump sets	11 Nos. Fire Extinguishers
4 No plastic stool + 1 Wooden	1 No CCTV Console + Monitor
19 Nos. CCTV Cameras	1 Stationery rack
1 Portable Hard Disc	1 Key rack
2 Wooden racks	6.Nos.Plastic Chairs
3 metal storage trunks	1 Screen
1 Projector	2 Web Cameras
4 Mini Speakers	1 Voltas Split Air Conditioner
1 Landline Phone with Instrument	1 No. Garden Cutter
1 Water Purifier	

## ANNEXURE 5

TCHS - LIST OF SHAREHOLDING & TENANT DEPOSIT AS ON 31<sup>st</sup> MARCH 2025

Sr. No.	Reg. No.	Name of the Member-Shareholder	No. of shares allotted	Total Share Value (Rupees)	Tenant Deposit (Rupees)
1	217	The Saraswat Co-op. Housing Society Ltd.	1	20	0
2	238	Kanara Saraswat Association	1	20	0
3	381	Dattamandir Trust	60	1,200	400
4	405	Ratnakar Ganpat Kaikini	73	1,460	150
5	413	Vandita Sashikant Tombat	42	840	400
6	429	Sunita Vasant Hemmady	165	3,300	350
7	465	Ranjani Sundarrao Mallapur	69	1,380	350
		Ranjani Sundarrao Mallapur			350
8	509	Mohanrao Ganpat Savkur	34	680	350
9	512	Shivshankar Dattanand Murdeshwar	42	840	400
10	521	Shalini Pandurang Udyawar	65	1,300	150
11	533	Dilip Pandurang Sashital	43	860	350
12	540	Vivekanand Ganpat Halady	48	960	400
13	555	Vijaya Ramdas Kumble	70	1,400	150
14	568	Prashant Ravi Molhalli	68	1,360	500
15	573	Soumitra Suryakant Mavinkurve	43	860	350
16	575	Sharad Raghuvir Baindurkar	35	700	350
17	590	Maruti Shivrao Puttur	81	1,620	150
18	591	Raman Anant Chickermane	43	860	350
19	592	Dr. Prakash Shantaram Mavinkurve	63	1,260	150
		Dr. Prakash Shantaram Mavinkurve	64	1,280	150
20	605	Ashok Anant Maskeri	35	700	350
21	610	Sangeeta Bhaskar Kumble	42	840	400
22	614	Ashok Venkatrao Gulvady	105	2,100	1.050
		Ashok Venkatrao Gulvady			
		Ashok Venkatrao Gulvady			
23	629	Vanita Vinod Gangolli	109	2,180	350
24	636	Rajaram Dattatraya Pandit	42	840	400
25	639	Devdatta Narayan Chandavarkar	34	680	350
26	642	Vidhya Sunilchandra Vinekar	42	840	350
27	643	Krishnanand Shankar Yedery	148	2,960	350
28	645	Satish Ganesh Burde	43	860	400
29	650	Sushma Shridhar Bijur	42	840	400
30	654	Seema Arun Hattangadi	113	2,260	400
31	655	Shivanand Dattatraya Nagarmath	42	840	350

32	658	Smita Prakash Mavinkurve	58	1,160	500
		Smita Prakash Mavinkurve	63	1,260	150
33	660	Gurudatt Bhalchandra Burde	34	680	350
34	673	Hemant Pandurang Nadkarni	34	680	350
35	677	Jagdish Nagesh Mallapur	34	680	350
36	682	Dilip Raghuvir Baindurkar	34	680	400
37	683	Shyam Marutirao Balsekar	42	840	350
		Shyam Marutirao Balsekar	42	840	350
38	684	Indira Sharad Baindurkar	34	680	350
39	689	Sheela Kiran Nagarkatti	63	1,260	500
40	699	Rupa Ravindra Balwally	42	840	350
41	702	Naina Anil Kudva	67	1,340	500
42	704	Suchitra Shivashankar Surkund	35	700	350
		Suchitra Shivashankar Surkund	35	700	350
43	713	Savita Gautam Padukone	42	840	400
44	717	Suman Mohan Haldipur	42	840	350
45	720	Mahesh Dinesh Kalyanpur	34	680	350
		Mahesh Dinesh Kalyanpur	35	700	350
46	721	Nilesh Dinesh Kalyanpur	34	680	350
		Nilesh Dinesh Kalyanpur	43	860	400
47	726	Bhavanishankar Dattatraya Basrur	34	680	350
48	729	Aruna Shyam Upponi	34	680	400
49	735	Kanchan Vijay Haldipur	34	680	350
		Kanchan Vijay Haldipur	34	680	350
		Kanchan Vijay Haldipur	34	680	350
50	736	Sheela Shivanand Nadkarni	34	680	350
	738	Shanta Ashok Gulvady	59	1,180	500
51	739	Dr. Anjali Vinod Gangolli	42	840	400
52	740	Neeta Chandan Shirvaikar	42	840	350
53	741	Vivek Suryakant Mavinkurve	51	1,020	400
54	742	Gautam Suryakant Mavinkurve	51	1,020	400
55	743	Sumedha Sadashiv Kulkarni	70	1,400	150
		Sumedha Sadashiv Kulkarni	70	1,400	150
56	744	Devendra Narayan Chandavarkar	35	700	350
57	747	Satyendra Gurudatha Kumble	42	840	350
58	757	Shamala Vishnudas Pai	34	680	350
59	758	Vaishali Vivekanand Gokarn	105	2,100	150
		Vaishali Vivekanand Gokarn	76	1,520	150
60	759	Shanta Durgadas Nagarkatte	42	840	350
61	761	Nirmala Nagesh Murdeshwar	35	700	350

62	762	Ashwin Chitrangad Gulwadi	43	860	350
63	763	Seema Ragesh Pathak	34	680	350
		Seema Ragesh Pathak	95	1,900	150
64	765	Roopa Dilip Sashital	42	840	350
65	766	Vidula Hemant Nadkarni	70	1,400	150
66	767	Gajanan Pandurang Baindur	61	1,220	400
67	768	Ravindra Ramakant Bijoor	126	2,520	150
68	770	Manish Chandrakant Pandya	102	2040	150
69	773	Sandeep Ramakant Balvalli	42	840	350
70	774	Sanjay Sadanand Savkur	43	860	400
71	775	Shivdutt Gajanan Halady	58	1,160	500
72	776	Amit Mohan Savkur	34	680	350
73	777	Mridula Mohan Savkur	34	680	350
74	778	Shekhar Kisan Gangolli	34	680	350
75	781	Suchitra Sudhakar Mallapur	67	1,340	150
76	782	Vijaya Prakash Basrur	43	860	350
77	786	Praful Nanubhai Gelani (Patel)	35	700	350
		Praful Nanubhai Gelani (Patel)	35	700	350
78	787	Vaibhav Ramesh Chinchankar	34	680	350
79	788	Vrinda Ram Misra	42	840	400
80	790	Shrikant Dattatreya Nagarkatty	47	940	400
81	791	Deepak Dattatraya Bantwal	42	840	400
82	792	Uday Bhaskar Nagarkatti	58	1,160	500
83	794	Sheila Suresh Nadkarni	34	680	350
		Sheila Suresh Nadkarni	34	680	350
84	795	Mohan Soumitra Nadkarni	34	680	400
85	797	Malini Dinesh Kalyanpur	105	2,100	150
86	798	Jeetendra Ramakant Pongurlekar	34	680	350
87	800	Dr. Shilpa Bhalchandra Kodkany	42	840	350
88	802	Dr. Debesh Datta Choudhary	116	2,320	150
89	806	Ashok Dattatraya Hattangadi	42	840	350
90	807	Dr. Suneela Shantaram Mavinkurve	63	1,260	150
91	808	Surekha Pandurang Mavinkurve	34	680	350
92	810	Manohar Dattatraya Hattangadi	35	700	350
93	813	Nandan Prabhakar Kudhyadi	34	680	350
94	814	Renu Himanshu Dholakia	43	860	350
95	816	Nirmala Krishnanand Amladi	63	1,260	500
96	817	Neena Gopal Mavinkurve	90	1,800	150
97	818	Sumati Vivek Gangavali	42	840	400
98	820	Mansukhbhai Kalabhai Vakharia	35	700	350

99	821	Arvind Ramesh Nagarmath	34	680	350
100	823	Mangesh Rangarao Nagarkar	42	840	400
101	824	Meenakshi Satyendra Kumble	42	840	350
102	826	Suman Maruti Mirjankar	43	860	400
103	829	Gautam Mukund Padukone	165	3,300	350
104	831	Lata Raman Chickermane	42	840	350
105	832	Shanta Anand Hoskote	63	1,260	500
106	833	Dhirubhai Mohanbhai Dhaduk	107	2,140	150
107	836	Anita Santosh Sirur	109	2,180	350
108	840	Dr. Uday Bhujangrao Andar	34	680	400
		Dr. Uday Bhujangrao Andar	34	680	350
109	841	Sujata Bhat Bantwal	34	680	350
110	844	Shaila Gopal Mavinkurve	43	860	400
111	846	Alok Mohan Mulky	58	1,160	500
112	851	Dilip Shivanand Marballi	44	880	400
113	852	Shobhana Dilipkumar Rao	42	840	350
114	853	Pramod Madhav Amladi	34	680	350
115	855	Bharati Anoop Ulpe	109	2,180	350
116	856	Santosh Ganesh Sthalekar	63	1,260	500
117	858	Sunitha Bhaskar Kumble	63	1,260	150
118	861	Nirmala Vasant Nadkarni	34	680	350
119	862	Mamata Anilkumar Baindur	42	840	350
120	866	Vivek Madhukar Hemmady	42	840	400
		Vivek Madhukar Hemmady	136	2,720	400
121	867	Saroj Ramchandra Nadkarni	67	1,340	500
122	868	Pramod Shantaram Mavinkurve	34	680	350
		Pramod Shantaram Mavinkurve	35	700	350
123	869	Nirmala Gurunath Sthalekar	35	700	350
124	870	Anuradha Ashok Kulkarni	42	840	400
125	871	Mukta Gabriel Gonsalves	124	2,480	400
126	872	Dr. Leena Vinod Gangolli	35	700	350
127	873	Nivedita Bipin Nadkarni	42	840	350
128	875	Kabinittal Vidya Vijay	34	680	350
	876	Kabinittal Nihar Vijay	34	680	350
129	877	Vanita Avinash Trasi	68	1,360	500
130	879	Gauri Prakash Shirur	42	840	350
131	880	H. H. Shrimat Sadyojat Shankarashram Swamiji	1	20	0
132	881	Purnima Mohan Naimpalli	42	840	400
133	882	Geeta Chaitanya Nadkarni	101	2,020	150



134	883	Sharad Vithal Nadkarni	42	840	350
135	885	Bhatkal Amita Chaitanya	107	2,140	350
136	886	Murdeswar Kavita Chaitanya	72	1,440	150
137	887	Anand Umesh Honawar	34	680	400
138	889	Arati Prashant Nadkarni	58	1,160	500
139	890	Vinay Dattatreya Balse	41	820	350
140	891	Kiran Krishnanand Manjeshwar	42	840	400
141	892	Nikhil Arvind Rao	63	1,260	500
142	893	Ashwin Arun Sashital	34	680	350
143	894	Deepa Uday Andar	43	860	400
144	895	Sharad Shantaram Mavinkurve	34	680	350
145	897	Nityanand Bhavanishankar Bellare	64	1,280	150
146	898	Preetha Sadanand Bellare	63	1,260	150
147	899	Avanti Shivanand Padukone	42	840	400
148	900	Anjali Gurudatta Kumble	43	860	400
149	901	Rajesh Niranjana Saukur	44	880	400
150	902	Nitin Vithal Kaikini	73	1,460	150
151	905	Sheetal Chandrashekaran	42	840	400
152	906	Rucha Gurudatt Labadaya	42	840	400
153	907	Sharad Ramdas Nadkarni	71	1,420	150
		Sharad Ramdas Nadkarni	70	1,400	150
154	908	Subodh Premanand Sirur	43	860	350
155	909	Ravikiran Chaitanya Bhatkal	34	680	350
156	910	Nirmala Krishna Mavinkurve	34	680	400
157	911	Nisha Shivanand Bellare	105	2,100	150
158	912	Ruta Ashutosh Trasi	42	840	400
159	913	Nirav Navin Shah	42	840	350
160	914	Mudbidri Jeetendra Dev	34	680	350
161	915	Ajit Madhusudhan Bhat	43	860	350
162	917	Ravindra Nagesh Bijur	34	680	350
163	918	Devdutt Kishore Kulkarni (Provisional)	34	680	350
164	919	Hattiangadi Sucheta B (Provisional)	67	1,340	500
165	920	Neha Hem Dholakia	34	680	350
166	921	Sumit Sharadkumar Baindur	42	840	400
167	922	Jayesh Dilip Kulkarni	68	1,360	350
		Jayesh Dilip Kulkarni			350
168	923	Suresh Nagesh Gokarn	34	680	350
169	924	Monal Bhavanishankar Baindur	34	680	350
170	925	Dutt Diwakar Sharma	59	1,180	500
171	926	Chaitanya Shivram Shiroor	63	1,260	500

172	928	Vinaya Gaurang Katre (Provisional)	34	680	350
173	929	Rajesh Dinesh Kalyanpur	34	680	350
174	930	Nitish Shivanand Nadkarni	34	680	350
175	931	Gayatri Subodh Sirur	60	1,200	400
176	932	Komal Gautam Rao	68	1,360	700
		Komal Gautam Rao			
177	933	Gaurita Shivanand Udiyawar	35	700	350
		Gaurita Shivanand Udiyawar	42	840	350
178	934	Ajit Vinod Pandit	34	680	350
179	935	Paritosh Jayant Divgi	67	1,340	500
		Paritosh Jayant Divgi	63	1,260	150
180	937	Aparnaa Rajeev Kalbag	95	1,900	150
181	938	Amrita Subhash Yederi	150	3,000	350
182	939	Devayani Paritosh Divgi	78	1,560	150
		Devayani Paritosh Divgi	95	1,900	150
183	940	Santosh Krishnanand Sirur	42	840	350
184	941	Raviraj Ramchandra Talgeri	42	840	400
185	942	Sneha Rakshit Shah	34	680	350
186	943	Smruti N Khanapurkar	43	860	400
187	944	Sarita Sharangdev Pandit	43	860	350
188	945	Kripa Santosh Nagarkar	42	840	350
189	946	Sudhir Raghavendra Balwally	70	1,400	150
	947	Sudhir Raghavendra Balwally	70	1,400	150
190	948	Neeta Laxminarayan Shetty (Provisional)	34	680	350
191	949	Pranav Prabhakar Baddukuli	114	2,280	150
192	950	Uma Manohar Halady	34	680	350
193	951	Yatin Hemant Nadkarni	94	1,880	150
194	952	Geeta Gautam Hosangadi	43	860	400
195	953	Shreekar Bhavanishankar Basrur	35	700	350
196	954	Bina Sureshchandrarao Kumble	43	860	400
197	955	Jyoti Gurunath Vaknalli	43	860	350
198	956	Roopa Uday Mankikar	42	840	400
199	957	Geeta Anant Kulkarni	34	680	350
200	958	Milind Manohar (Rao) Vokethur	67	1,340	500
201	959	Surekha Sudhir Konaje (Provisional)	42	840	400
202	960	Vinay Chaitanya Bhatkal	34	680	350
203	961	Sanjay Sadanand Nadkarni	42	840	350
204	963	Vinay Mahendra Kaikini	34	680	400
205	964	Nupur Gurunandan Bolangady	59	1,180	500
206	965	Sameer Suresh Rao	63	1,260	500

207	966	Rohit Mohan Kalyanpur	34	680	350
208		Rohit Mohan Kalyanpur	34	680	350
209	967	Sapna Narendra Hattangadi	43	860	400
210	968	Jyotsna Sanjay Amrite (Provisional)	67	1,340	500
211	969	Pankaj Shivshankar Murdeshwar	64	1,280	500
212	970	Devleena Ashwin Sashital	34	680	350
213	971	Arjun Hemant Mavinkurve	87	1,740	150
214	972	Atharva Shriram Burte	151	3,020	350
215	973	Aparna Suri	34	680	350
216	974	Shrikant Kiran Yedery	34	680	350
		Shrikant Kiran Yedery	35	700	350
		Shrikant Kiran Yedery	36	720	350
217	975	Rohan Satish Bellimal	34	680	350
218	976	Deepa Gurudatt Savkur (Provisional)	43	860	400
		<b>TOTAL</b>	<b>12,840</b>	<b>2,56,800</b>	<b>84,250</b>

<b>Tenant Deposit Breakup as on 31<sup>st</sup> March 2025</b>	<b>Rupees</b>
1. Deposit from Members (as above)	84,250
2. Deposit from Tenants of Bldg. no.16	501
3. Deposit for MG	55
4. Deposit from Bldg. no.1 Shop Tenants	145
5. Deposit from Bldg. no.2 Shop Tenants	90
<b>Total</b>	<b>85,041</b>