

• A PRACTITIONER'S ALMANAC · EDITION 01 · FOR THE MANAGING COMMITTEE

2026

The Mumbai Society

Compliance Calendar



Every statutory date a Managing Committee of a **75+ flat society** needs to know — AGM, Form 7-A audit, Income Tax, GST, TDS, Professional Tax, Registrar filings.

Prepared for Chairmen, Secretaries, and Treasurers of co-operative housing societies registered under the Maharashtra Co-operative Societies Act, 1960.

40+
STATUTORY
DEADLINES

5
REGULATORS
TRACKED

4
A4 PAGES,
ONE YEAR

0
PAGES OF
SALES TALK

How to use *this calendar*

This calendar lists every recurring statutory date that applies to a Mumbai housing society in financial year **2026-27 (1 April 2026 to 31 March 2027)**. Circulate it at the first Managing Committee meeting of the year, assign each item to the Treasurer, Secretary, or retained CA, and review it at every MC meeting thereafter.

★ Dates marked with a star carry penal consequences for Managing Committee members **personally** under Section 73 of the MCS Act, 1960.

Monthly recurring compliances

DUE DATE	COMPLIANCE	AUTHORITY	FORM
7 th of every month	TDS deposit for previous month (except March, due 30 April) ★	Income Tax	Challan 281
11 th of every month	GSTR-1 — outward supplies for previous month	GST	GSTR-1
20 th of every month	GSTR-3B + GST payment for previous month ★	GST	GSTR-3B
Last day of month	Professional Tax return (PTRC) if annual liability exceeds ₹50,000	Maharashtra State Tax	Form III-B

Monthly recurring — *maintenance billing & collection*

ACTIVITY	RECOMMENDED DATE	RESPONSIBILITY
Monthly maintenance bill issued to all members	1 st of the month	Treasurer / Billing CA
Payment follow-up on arrears over 60 days	15 th of the month	Treasurer
Interest computation on defaulting members (Bye-Law 72)	30 th of the month	Treasurer / Billing CA
Bank reconciliation and fund-wise ledger update	5 th of following month	Accountant / Retained CA

Quarterly compliances

QUARTER	TDS RETURN (FORM 26Q) ★	FORM 16A ISSUE	ADVANCE TAX (IF APPLICABLE)
Q1 · April – June 2026	31 July 2026	15 August 2026	15 June (15%)
Q2 · July – September 2026	31 October 2026	15 November 2026	15 September (45%)
Q3 · October – December 2026	31 January 2027	15 February 2027	15 December (75%)
Q4 · January – March 2027	31 May 2027	15 June 2027	15 March (100%)

Annual compliances — *the non-negotiables*

DUE DATE	COMPLIANCE	STATUTE	CONSEQUENCE OF DELAY
30 Jun 2026	Professional Tax — PTEC annual payment	Maharashtra PT Act	Interest + penalty
31 Jul 2026	Income Tax Return — ITR-5 (non-audit cases) ★	Income Tax Act 1961	§234A interest + §234F fee
30 Sep 2026	AGM of the society ★	§75, MCS Act 1960	§78 — Registrar may suspend committee
31 Oct 2026	Income Tax Return — ITR-5 (audit cases under §44AB)	Income Tax Act 1961	§234A + §234F
31 Dec 2026	Form 7-A Statutory Audit Report filed with Registrar ★	§81 r/w MCS Rules 1961	§82 — Registrar may order re-audit at society cost
31 Dec 2026	GSTR-9 Annual Return (FY 2025-26) ★	CGST Act 2017	Late fee + loss of ITC reconciliation
Within 15 days of AGM	Annual return to Registrar (balance sheet, P&L, audit report, list of members) ★	§79, MCS Act 1960	Penalty + §78 risk

Event-based compliances — *trigger on the event, not a date*

EVENT	COMPLIANCE	TIMELINE
Change in Managing Committee	Intimation to Registrar	Within 15 days
Admission of new member / transfer of flat	Update Register of Members (Form I) and share certificate	Within 30 days
Issue of share certificate to new member	Certificate in Form J	Within 6 months of allotment
Nomination filed by member	Entry in Register of Nominations	Within 7 days
Bank account signatory change	Resolution + bank intimation	Within 7 days

Five red flags that mean your society *needs a CA review this month*

No. 01

Audit not filed for the previous year by 31 December

Registrar may issue a notice under §79 and, in continued default, order supersession of the Managing Committee under §78. The Committee members then become **personally liable** for the society's losses during the default period.

No. 02

Maintenance collection above ₹7,500 per member per month

Aggregate turnover above ₹20 lakh triggers GST registration. Per CBIC Circular 109/28/2019-GST, GST at 18% applies **only on the excess** over ₹7,500 per member, not on the full maintenance. Most societies either over-pay or under-register.

No. 03

Redevelopment discussions have started with a builder

Before the Development Agreement is signed, the society must analyse: capital gains on TDR surrender, GST on the builder's PAAA, §56(2)(x) exposure on new flat area, and corpus fund taxability. **Post-signing restructuring is expensive and often impossible.**

No. 04

Commercial shops, mobile towers, or hoardings in the premises

Income from non-members breaks the principle of mutuality. The entire non-member income is taxable at **maximum marginal rate**; §80P(2)(d) deduction is limited to interest from co-operative banks only. Tax audit under §44AB may trigger if non-member receipts exceed ₹1 crore.

No. 05

Conveyance Deed not yet executed by the builder

The society has a statutory right to apply for **Deemed Conveyance** under §11 of the Maharashtra Ownership of Flats Act, 1963, read with the Maharashtra Apartment Ownership Act, 1970. The application requires a CA-certified file of society accounts, share capital, and member list.

How we work with *Managing Committees*

Vijay R Singh & Co. serves Mumbai housing societies from our Andheri East office. Our engagement is built around four commitments — and an honest pricing policy: we do not publish rate cards because no two societies have identical scope.

COMMITMENT 01

A **single partner-level point of contact** for the Chairman, Secretary, and Treasurer.

COMMITMENT 02

Audit, Income Tax, GST, and TDS handled under **one engagement**, not four vendors.

COMMITMENT 03

Monthly MC review for societies above 150 flats.

COMMITMENT 04

Written **scope and timeline** before any work begins.

THE FIRST STEP — A 20-MINUTE
DISCOVERY CALL

Book your *Discovery Call*

On the call, we'll ask for your registration number, flats and wings, status of last three years' audit, GST and TDS position, and any pending notices or redevelopment. You receive a

CALL / WHATSAPP

Direct line — see website

EMAIL

info@cavijaysingh.com

SCHEDULE

calendly.com/cavijayrsingh/15min