THE SECOND SCHEDULE ABOVE REFERRED TO :-

(LIST OF EXISTING MEMBERS)

Sr. No.	Name of Member/s	Existing Shop / Flat No.	Existing Carpet Area (sq.ft.)	New Carpet Area (sq.ft.)
1	D. S. CHOUDHARY	SHOP-1	180	234
2	PRAMOD S. PATIL (DECEASED)	SHOP-2	135	176
3	GOVIND VALJIBHAI PATEL	SHOP-3	180	234
4	SHARAYU S. CHANDORKAR	SHOP-4	180	234
5	GOVIND VALJIBHAI PATEL	SHOP-5	180	234
6	MANJULABEN G PATEL	SHOP-6	180	234
7	A) SHAMABEN K. PATEL B) M.G. PATEL	SHOP-7	180	234
8	ANIKET V. SAWARKAR	SHOP-8	187	243
9	A) PRASHANT B. VAIRAGI B) S. P. VAIRAGI	SHOP-9	256	333
10	PRAMILA A. DESAI	SHOP-10	187	243
11	A) YUVRAJ ASHOK BOROLE B) ASHOK RAMKRISHNA BOROLE	SHOP-11	180	234
12	SANGHAMITRA R. SHEDGE	F-1	354	460
13	A) SUHAS R. KAKADE B) TRUPTI S. KAKADE	F-2	345	449
14	A) PRADEEP B. MALEKAR B) SUPRIYA P. MALEKAR	F-3	345	449

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15	A) SUPRIYA P. MALEKAR B) PRADEEP B. MALEKAR	F-4	354	460
16	RAJA VISHWANATH GHATE	F-101	473	734
17	VILAS G. KHANDZODE	F-102	358	465
18	JAYRAM GOPAL AMIN	F-103	484	629
19	A) MANGALA KONDAJI UGALE B) NILAKSHI J. BHOIR	F-104	354	460
20	SUSHAMA A. MARATHE	F-105	345	449
21	A) ANANT V. MARATHE B) S. A. MARATHE	F-106	483	628
22	BHAGYASHREE S. GODSE	F-107	346	450
23	NEELAKSHI J. BHOIR	F-108	354	460
24	ASHOK R BOROLE	F-201	473	615
25	A) ASHOK R BOROLE B) YUVRAJ A BOROLE	F-202	358	465
26	VIJAY S. JOSHI	F-203	484	629
27	A) RICHA HUSHING B) PRIVU LAHA	F-204	354	460
28	VIJAY H. TAMBAT	F-205	345	539
29	A) ATUL P. DESHMUKH B) RESHMA A. DESHMUKH	F-206	483	628
30	SHARAD R. GAVAND	F-207	346	450
31	MRUDULA D. JOSHI	F-208	354	460
32	A) PRAVIN K. HUSHING B) PADMA P. HUSHING	F-301	473	615

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दस्त क्र. १२/४६/२०२३
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

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33	A) PADMA P. HUSHING B) P.K. HUSHING	F-302	358	465
34	SACHIN V. SANGAOKAR	F-303	484	629
35	SHAILESH PANDE	F-304	354	460
36	A) SACHIN B. SAWANT B) SHRUTI S. SAWANT	F-305	345	449
37	ANIRUDDHA SAWARKAR	F-306	483	628
38	ANIRUDDHA SAWARKAR	F-307	346	450
39	A) RAMCHANDRA Y. KAKADE B) TRUPTI KAKADE	F-308	354	460

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED by)
the within named "SOCIETY")
SOLANKI CO-OPERATIVE HOUSING)
SOCIETY LIMITED,)
Represented through its office bearers)



(1) SHRI. VILAS KHANDZODE)
(Chairman)

ठाणे १२
दस्त क्र. १४८४९/२०२३
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(2) SHRI. ANANT VISHNU MARATHE)

(Secretary)



(3) SHRI. SACHIN B. SAWANT)

(Treasurer)

In the presence of.....)

1. ASHOK R BOROLE)

2. Mahesh Jagan)

टनन १२

दर.क्र. १४८४६/२०२३

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

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SIGNED, SEALED AND DELIVERED by)

the within named "DEVELOPERS")

REAL HOMES DEVELOPERS)

through its Partner viz.)

1) SHRI. YADNESH EKNATH BHOIR)



2) SHRI. PARESH DEODAS CHALKE)



In the presence of.....)

1. ASHOK R BOROLE)

2. Mahesh Bagan)

टनन १२
दस्त क्र. १४८४ / २०२३
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

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Occupation Certificate No. V. P. 315 Date 27-3-87 19 is Hereby Granted Party/Fully, for the building mentioned Below under the Provisions of Bombay Provincial Municipal Corporation Act, 1949.

REFERENCE NO. — 1) Building Permit and Commencement granted under No. V. P. 315 Dated 18/7/85

2) Plinth Certificate for the Construction granted under No. V. P. 315 Dated

Name & Address

SHRI. B. J. SHILPI.
SHILPI SADAN,
CHARAI, THANE.

Name & Address

SHRI. D. R. SOLANKI.
& OTHER'S.
PANCHPAKHADI, THANE.

PANCHPAKHADI,
THANE.

Tika No —

Sheet No. (PART)

Name of the Road T. P. S. NO. 1. THANE.

Chairman Secretary Treasurer

For Solanki Co-Op. Housing Society

DISCRIPTION

GROUND FLOOR.

1) SHOP — 7 NOS X 18·0 X 10·0
— 1 NO X 13·6 X 10·0
— 2 NOS X 12·6 X 10·0 + 7·9 X 8·0
— 1 NO X 20·6 X 12·6
2) TOILET — 1 NO X 10·0 X 4·0
3) LIVING — 1 NO X 14·0 X 10·9
— 3 NOS X 14·0 X 10·0
4) KITCHEN — 2 NOS X 10·0 X 9·9
— 2 NOS X 10·0 X 10·0
5) BATH — 4 NOS X 6·0 X 4·0
6) W.C. — 3 NOS X 3·0 X 4·0
— 1 NO X 3·6 X 4·0
7) PASSAGE — 3 NOS X 7·6 X 3·3
— 1 NO X 10·0 X 3·0
8) OTLA — 3 NOS X 10·0 X 4·6
— 1 NO X 9·6 X 4·6

FIRST, SECOND & THIRD FLOOR

1) LIVING — 6 NOS X 14·0 X 10·0 X 3 F
— 1 NO X 14·0 X 10·9 X —
— 1 NO X 12·0 X 10·0 X — + 6·0 X 3·6
2) KITCHEN — 4 NOS X 10·0 X 10·0 X —
— 2 NOS X 10·0 X 8·9 X —
— 2 NOS X 10·0 X 9·9 X —
3) BED — 1 NO X 12·0 X 10·0 X —
— 2 NOS X 12·6 X 10·0 X —
4) BATH — 6 NOS X 6·0 X 4·0 X —
— 2 NOS X 7·9 X 4·0 X —
5) W.C. — 6 NOS X 4·0 X 3·0 X —
— 2 NOS X 4·0 X 3·6 X —
6) PASSAGE — 4 NOS X 7·6 X 3·6 X —
— 2 NOS X 10·0 X 3·0 X —
— 2 NOS X 10·0 X 3·3 X — + 3·6 X 3·3
7) BALCONY — 3 NOS X 9·6 X 4·6 X —
— 3 NOS X 10·0 X 4·6 X —
— 2 NOS X 9·9 X 4·6 X —

8) SUCTION TANK WITH PUMP ROOM — 9) OVER HEAD TA
10) SEPTIC TANK —

Note: 1) Permission is hereby granted to occupy the Building Party/fully as mentioned above.
2) "Property tax will be levied from the date of actual occupation or from the date on which all occupation certificate is granted whichever is earlier".

Assistant Directors of Town Planning
Municipal Corporation of the City of Thane.

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For Municipal Corpo
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Annexure - A

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

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दस्त क्र. ९२६९ २०२३

२८ ८८ २

https://mail.google.com/mail/u/0/#search/solanki+chs/FMfcgzGtwMZzqpSgGMxprPmQVSmCgLjq?projector=1&messagePartId=0.5 1/2

MUNICIPAL CORPORATION OF THE CITY OF THANE

TMC/T00/331 1649

OCCUPATION CERTIFICATE V.P.

Occupation Certificate No. V. P. 315 Date 11/1 1969 is Hereby Granted Partly Fully for the building mentioned Below under the Provisions of Section 263 of the Bombay Provincial Municipal Corporation Act, 1949

REFERENCE NO. :— 1) Building Permit and Commencement granted under No. V. P. 315 Dated 18-7-1985

2) Plinth Certificate for the Construction granted under No. V. P. — Dated — 19

3) O. C. required above existing ... floor vide V. P. No. — Dated — 19

4) O. C. Previously granted for ... floor Vide V. P. No. — Dated — 19

Architect Name & Address

Shri B.J. Shilpi
Charai, Thane.

Licence No.

Owner's Name & Address :

Shri D.R. Solanki & others
F.P. 112(Pt) T.P.S. No. 1,
Panchpakhadi, Thane

Locality F.P. 112(Part)

Village Tika No.

C.s/C.T.S. gut S. No. Sheet No.

Name of the Road T.P.S. No. 1
Panchpakhadi, Thane.

GROUND FLOOR ONLY

DISCRIPTION

1) Garages = 4 x 20'-0" x 9'-0"

For Solanki Co-Op. Housing Society

Chairman

Secretary

Treasurer

अटः - सदस्यांच्या गॅरेजचा वापर फक्त सोसायटी मधील सभासदांच्या बोटारी मोटार पार्किंग सोडीत करणा.

Note : 1) Permission is hereby granted to occupy the Building Partly/fully as mentioned above

2) Property tax will be levied from the date of actual occupation or from the date on which of occupation certificate is granted which ever is earlier.

3) Total floor area of each floor.

Assistant Director Town Planning

For Commissioner
Municipal Corporation of the City

Annexure - B

टनन १

दस्त क्र. ३३६५ | ८२१

३८ | १२

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) /एचएमजी/ (टिसी) / 2009 / १९८७-८८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, सोलंकी कोऑपरेटीव्ह हौसिंग सोसायटी लि. ठाणे ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टीएनए/ (टीअेनअे) /एचएमजी/ (टिसी) / 2009 / १९८७-८८ दिनांक २ । ६ । १९८८ ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून उप – वर्गीकरण आडेकरू सह आगीदारी गृहनिर्माण संस्था असे आहे.

कार्यालयाचा मोहर

स्थळ ठाणे

दिनांक ६ । १९८८

सही (दि. के. वाघ)

उप-निबंधक

सहकारी संस्था, ठाणे तालुका, ठाणे.

हुद्दा

टनन १२

दस्त क्र. १४८४६ / २०२३

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

Annexure - C

महाराष्ट्र शासन

मालमत्ता पत्रक

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गाव/पेठ : टि.पी.नं.१ TP०१ तालुका/न.भू.का. : न.भू.अ. ठाणे जिल्हा : ठाणे

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
अंतिम भूखंड क्र. TP स्कीम ०१ ११२	-		९७३७.५५		-

सुविधाधिकार	-
हक्काचा मुळ धारक वर्ष:१९८५	H [१ श्री. देवीचंद रतनचंदजी सोळंकि] २ उत्तमचंद उदेमलजी [२४३४.३९ चौ.मी] २०८५.१४ चौ.मी श्रीमती. अंशीबाई उदेमलजी ३ श्रीमती. ताराबाई गुलचंदजी [२४३४.३८ चौ.मी] २०८५.१३ चौ.मी श्रीमती विमलकुमारी श्री.कांतीलाल श्रीमती. इंदिराकुमारी अलियास वासंती ४ ओटरमल कपूरचंद [२४३४.३९ चौ.मी] २०८५.१४ चौ.मी जिवतराम कपूरचंद श्रीमती. वासंती भवरमल श्रीमती. बेबी मोतीलाल बबोळी.
पट्टेदार	-
इतर भार	-
इतर शेरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षांकन
२९/०६/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (महाराष्ट्र राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प./अशी नोंद/२०१५ पुणे दि.१६/२/२०१५ अन्वये मिळकत पत्रिकेवरील नमुद क्षेत्रांची अभिलेखावरून खात्री करून सदर मिळकतीचे अक्षरी क्षेत्र नऊ हजार सातशे सदतीस पुर्णांक पंचावन्न शतांश चौ.मी. अशी नोंद केली.			फेरफार क्र.१९१३ प्रमाणे सही- २९/०६/२०१५ न.भू.अ.ठाणे
०८/०६/२०१८	अर्ज, जबाब, सत्य प्रतिज्ञापत्र मृत्यूदाखल्याच्या धारक श्री देवीचंद रतनसिंग सोलंकी हे ०३/०१/२०१४ ला मयत झाले पत्नी सुबाबाई दे. सोलंकी मयताचे या दि. २५/१०/२०१४ ला मयताचे नाव कमी करुन वारसाची नावे दाखल केली.		H १श्री. निर्मल देविचंद सोलंकी [२४३४.३९ चौ.मी] २०८५.१४ चौ.मी	फेरफार क्र.२२५६ प्रमाणे सही- ०८/०६/१८ न.भू.अ.ठाणे
०१/१०/२०२१	मानीव अभिहस्तांतरण दस्तानुसार नोंद - दु.नि. ठाणे १ यांचेकडील र.द.क्र. ४३७५/२०२१ दिनांक १२/०३/२०२१ अन्वये मिळकतीचे धारक उत्तमचंद उदेमलजी, ताराबाई गुलचंदजी, ओटरमल कपूरचंद, निर्मल देविचंद सोलंकी यांचे तर्फे सक्षम अधिकारी तथा जिल्हा उपनिबंधक सहकारी संस्था, ठाणे यांनी आदेश क्र. जाक्रजिउनि/ठाणे/ममाहस/क११/३/८५९७ व आदेश दि. १५/११/२०१६ नुसार मानीव अभिहस्तांतरण दस्त करून दिल्याने मिळकत / जमीन धारकाचे नाव कमी करून मानीव अभिहस्तांतरण घेणार यांचे नाव दाखल केले.	दु.नि. ठाणे १ ४३७५/२०२१ १२/०३/२०२१	H सोळंकी को ऑप हौ सो लि ५३९७.०० चौ.मी	फेरफार क्र.२० प्रमाणे सही- ०१/१०/२०२१ न.भू.अ., न.भू.अ. ठाणे

हि मिळकत पत्रिका (दिनांक १०/१/२०२१ १२:०३:५१ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ४/२०/२०२२ १:२०:३३ PM
वैधता पडताळणी साठी http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन २११६१००००२३२८२०५ हा क्रमांक वापराया.

टनन १२
दस्त क्र. १४८४६/२०२३
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12 DIST. THANE

Annexure - B

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टनन १

दस्त क्र. ३३६५ | २०२१

३८ | १२

सत्यमेव जयते

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) /एचएमजी/(टिसी)/2009/१९८७-८८

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, सोलंकी कोऑपरेटीव्ह टौसिंग सोसायटी लि. ठाणे ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टिएनए/(टीअेनअे)/एचएमजी/(टिसी)/2009/१९८७-८८ दिनांक २।६।१९८८ ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून उप – वर्गीकरण आडेकरू सह आगीदारी गृहनिर्माण संस्था असे आहे.

कार्यालयाचा मोहर

स्थळ ठाणे

दिनांक ५।१९८८

सही (दि. वे. वाघ)

उप-निबंधक

सहकारी संस्था, ठाणे तालुका, ठाणे.

हुद्दा

टनन १२

दस्त क्र. १४८४६/२०२३

७२ | १२०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12

सत्यमेव जयते

DIST. THANE

Annexure - C

महाराष्ट्र शासन

मालमत्ता पत्रक

149

गाव/पेठ : टि.पी.नं.५ FP०१ तालुका/न.भू.का. : न.भु.अ. ठाणे जिल्हा : ठाणे

नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
अंतिम भूखंड क्र. ११ स्कीम ०९ ११२	-		९७३७.५५		-

सुविधाधिकार	-
हक्काचा मुळ धारक वर्ष:१९८५	H [१ श्री. देवीचंद रतनचंदजी सोळंकि] २ उत्तमचंद उदेमलजी [२४३४.३९ चौ.मी] २०८५.९४ चौ.मी श्रीमती. अंजीबाई उदेमलजी ३ श्रीमती. ताराबाई गुलचंदजी [२४३४.३८ चौ.मी] २०८५.९३ चौ.मी श्रीमती विमलकुमारी श्री.कांतीलाल श्रीमती. इंदिराकुमारी अलियास वासंती ४ ओटरमल कपूरचंद [२४३४.३९ चौ.मी] २०८५.९४ चौ.मी जिवतराम कपूरचंद श्रीमती. वासंती भवरमल श्रीमती. बेबी मोतीलाल बबोळी.
पट्टेदार	-
इतर धार	-
इतर शेरे	-

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षांकन
२९/०६/२०१५	मा. जमाबंदी आयुक्त आणि संचालक नूमि अभिलेख (महाराष्ट्र राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अधी/ नोंद/२०१५ पुणे दि.१६/२/२०१५ अन्वये मिळकत पत्रिकेवरील नमुद क्षेत्रांची अभिलेखावरून खात्री करून सदर मिळकतीचे अक्षरी क्षेत्र नऊ हजार सातशे सदतीस पुर्णांक पंचावन्न शतांश चौ.मी. अशी नोंद केली.			फेरफार क्रं.१९१३ प्रमाणे सही- २९/०६/२०१५ न.भू.अ.ठाणे
०८/०६/२०१८	अर्ज, जबाब, सत्य प्रतिज्ञापत्र मृत्यूदाखल्यान्वे धारक श्री देवीचंद रतनसिंग सोलंकी हे ०३/०९/२०१४ ला मयत झाले; पत्नी सुशाबाई दे. सोलंकी मयताचे या दि. २५/१०/२०१४ ला मयताचे नाव कमी करुन वारसाची नावे दाखल केली.		H १श्री. निर्मल देविचंद सोलंकी [२४३४.३९ चौ.मी] २०८५.९४ चौ.मी	फेरफार क्रं.२२५६ प्रमाणे सही- ०८/०६/१८ न.भू.अ.ठाणे
०५/१०/२०२१	मानीव अभिहस्तांतरण दस्तानुसार नोंद - दु.नि. ठाणे १ यांचेकडील र.द.क्रं. ४३७५/२०२१ दिनांक १२/०३/२०२१ अन्वये; मिळकतीचे धारक उत्तमचंद उदेमलजी, ताराबाई गुलचंदजी, ओटरमल कपूरचंद, निर्मल देविचंद सोलंकी यांचे तर्फे सक्षम अधिकारी तथा जिल्हा उपनिबंधक सहकारी संस्था, ठाणे यांनी आदेश क्रं. जाक्रिजिउनि/ठाणे/ममाहस/क१९/३/८५९७ व आदेश दि. १५/११/२०१६ नुसार मानीव अभिहस्तांतरण दस्त करून दिल्याने मिळकत / जमीन धारकाचे नाव कमी करून मानीव अभिहस्तांतरण घेणार यांचे नाव दाखल केले.		दु.नि. ठाणे १ H सोळंकी को ऑप हौ सो लि ५३९७.०० चौ.मी	फेरफार क्रं.२८ प्रमाणे सही- ०१/१०/२०२१ न.भू.अ., न.भू.अ. ठाणे

हि मिळकत पत्रिका (दिनांक १०/१/२०२१ १२:०३:५१ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही.
मिळकत पत्रिका डाऊनलोड दिनांक ४/२०/२०२२ १:२०:३३ PM
वैधता पडताळणी साठी http://aaplebhulekh.mahabhumi.gov.in/DSLH/propertycard या संकेत स्थळावर जाऊन २५१६१०००२३२८२०५ हा क्रमांक वापरावा.

दर्जन १२
पत्र क्र. १४८१६/२०२१
७३ | १२०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 सह दुय्यम निबंधक ठाणे क्र. १२ DIST. THANE

Annexure-D

ADVOCATE

Manisha A. Abhyankar

B. Com ., LL.B .

Address: 101/A, 1st floor, Rajdarshan CHS, opp. Platform no. 1, Dada Patilwadi, Thane west 400602.

Contact No.9967887278

Email Id: dnhuprikar@gmail.com

FORMAT -A

(CIRCULAR no.28/2021)

Date :18/07/2023

To MAHARERA

Mumbai.

Legal Title Report

Sub: Title clearance certificate with respect to the pieces and parcel of land bearing T. P. No. Plot no. 112 (part), adm. 1397 sq. mtrs., situated at Village Panchpakhadi, Tal. & Dist. Thane.
Admeasuring area :. 1397 sq. mtrs. (As per Agreement)
Bounded as below: Boundaries not specified in agreement

On or towards North : By pipe line road
On or towards South : Dr. Pawars Banglow.
On or towards East : By 40'wide TP Road
On or towards West : By Sushrut Colony.

I have investigated the title of the said plot on request of Society Viz. Solanki co-op Hsg society and on the basis of following documents

1) Copy of Deed of Deemed Conveyance between Mr. Devichand Ratanchandji Solanki & others and M/s.

Advocate Manisha Abhyankar Enrolled On: 15-7-2006

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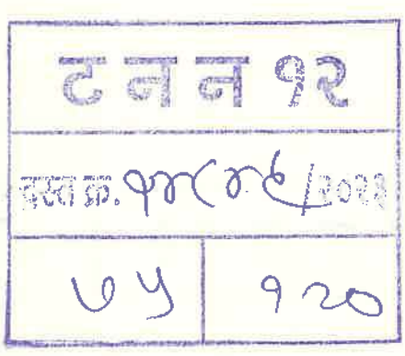
दस्त क्र. १४८४६/२०२३
८४ | १२०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

Solanki Developers and Solanki Co-operative Housing Society Ltd. dated 12/03/2021 registered at TNN-1 at sr. no. 4375/2021.
2) Copy of Public Notice dated 17/09/2016 published in English & Marathi Newspaper namely Afternoon Mumbai & Prahaar respectively.
3) Copy of transfer Order dated 15/11/2016 issued by Competent Officer and District Deputy Registrar Co-operative Societies, Thane.
4) Copy of Maniv Transfer Certificate dated 15/11/2016 issued by Officer and District Deputy Registrar Co-operative Societies, Thane.
5) Copy of Planning Authority dated 09/07/1988, 18/07/1985 issued by Thane Municipal Corporation.
6) Copy of Occupancy Certificate dated 27/03/1987 issued by Municipal Corporation of the City of Thane.
7) Copy of Order dated 07/12/2020 issued by Collector of Stamps, Thane (city).
8) Copy of Order undated issued by Collector Office, Thane.
9) Copy of Society Registration Certificate dated 02/06/1988.
10)Copy of Plan Approval dated 18/07/1985 issued by Municipal Corporation of the City of Thane.

History of Title flow

1) 1 It has been observed from Property extract card that the land bearing Plot No. 112 (part), adm. 9737.55sq. mtrs., situated at Village Panchpakhadi, Tal. & Dist. Thane was originally owned by Mr. Devichand R. Solanki, Uttamchand Udemalji, Smt. Anshibai Udemalji , Smt. Tarabai Gulbandji ,Smt. Vimal Kumari Mr. Kantilal Mulchand ,Smt. Indiarakumari alias Vasanti Mulchand ,Jiwantraj Kapurchand ,Smt. Vasanti Dhoka and Smt. Bebi Motilal Mamboli .It has been observed that out of said total land adm.1397.00 sqr.mtrs. was entrusted for development in favour of M/s Solani Developers by entering into Development Agreement dated 28/11/1985 developed by







said owners/ Solanki Developer the said land with permissions of Thane Municipal Corporation such as Commencement certificate and Plans approval dated 18/07/1985 vide order no.315 and dated 28/10/1985 and constructed building namely Solanki consisting Ground plus 3 floors and Thane Municipal corporation has issued Occupancy certificate for the same dated 27/03/1987.

2) The premises owners of said Solanki building constituted and registered society namely Solanki Chs bearing no. TNA/(TNA)/HSG/TC/2001/1987-88 under Maharashtra Co-operative Societies Act,1960.However developer failed to execute conveyance deed in favour of society with period of 4 months from the date of registration of said society and hence society applied for Deemed Conveyance to Sub registrar of Society registration Thane

3) It has been observed that Mr. Devichand R. Solanki and his wife Smt. Subabai Solanki died on 02/01/2014 and 25/10/2014 as per Property card and their legal heir Mr. Nirmalchand Solanki has been mutated in revenue record by mutation entry no.08/06/2018.

4) Further it has been observed that Mr. Devichand R. Solanki /his legal heirs & Others failed to execute conveyance deed in favour of said Solanki Society and District Sub registrar Of Society Registration being a competent authority under section 5A of Maharashtra Ownership Flat Act, 1963, issued Order of Deemed Conveyance dated 15/11/2016 in respect of the said property in favour of Solanki Co-op. Hsg. Society Ltd. certifying that Solanki CHS Ltd. is entitled to Unilateral Conveyance of the said land & the said building & execute deed of unilateral conveyance and have it registered.

5) Further, Mr. Devichand Ratanchandji Solanki and others and M/s. Solanki Developers through District Deputy Registrar viz. Shri. Kiran Sonawane has executed the Conveyance Deed dated 12th March, 2021 in respect of the said plot of land along with the building standing thereon in favour of the Solanki Co-Operative Housing Society Ltd. The said Conveyance Deed is duly stamped and registered with the Sub-Registrar of Thane, vide Serial No. TNN1-4375-2021 on

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दस्त क्र. १४८४६/२०२३
७६ | १२०

Advocate Manisha Abhyankar (Mah) 23/12/2006
Enrolled On: 15-7-2006

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
सह. दुय्यम निबंधक ठाणे क्र. १२ चांदी मुद्रा
सत्यमेव जयते
जि. ठाणे
DIST. THANE

12/03/2021.It has been observed that Property extract card has been updated accordingly and mutation entry has been seen on record bearing no.20 dated 1/10/2021

Thus, Solanki Co-operative Housing Society Ltd. is the owner the said property.

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said property, I am of the opinion that the title of Solanki Chs. Ltd. Thane, as the Owners of the Said plots, is clear, marketable and without any Encumbrances.

SCHEDULE

All that piece and parcel of land bearing T. P. No. Plot no. 112 (part), adm. 1397 sq. mtrs., situated at Village Panchpakhadi, Tal. & Dist. Thane.

Admeasuring area :. 1397 sq. mtrs. (As per Conveyance deed)

Bounded as below: Boundaries not specified in agreement

On or towards North : By pipe line road

On or towards South : By land bearing final plot no.112 part,s.no.247hissa no.2part

On or towards East : By 40'wide proposed T.P. road

On or towards West : By partly by land bearing final plot no.111,survey no.248 hissa no.5,CTS no.972 and partly by Survey no.248 hissa no.4 Part C.T.S.no.971 and partly by Final Plot no.112part survey no.247 hissa no.2 part.

Adv. Manisha Abhyankar

Manisha Abhyankar Mahajan Advocate Enrolled On: 15-12-2006

ठाणे ९२

दस्त क्र. ९२(२६)/२०२२

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 2 DIST. THANE

YOGESH SONAWANE
SEARCH CLERK
Mumbai.

SEARCH REPORT

Dated this st Day of July, 2023

To,
Adv Manisha Abhayankar
Mumbai.

Subject :**Search Report in respect of:**

Schedule: Land and Construction, Plot No. 112 T.P.S.1, area as per property card 1397 sq.m. The land here and the Solanki Co-op.Housing Society Ltd Village Panchpakhadi Dist. Thane. (hereinafter referred to as the said property).

A/c. Solanki Co-op.Housing Society Ltd.

Dear Sir/Madam,

As per your instructions, I have taken the Online search of the above-mentioned property documents registered at **Thane-1, 2, and 5** Sub-Registrar's offices from years 1994 to 2023 (30 years).

Following are the details of Online Search of property documents taken at **Thane-1, 2, and 5** Sub-Registrar's offices from years 1994 to 2023 (30 years).

COMPUTERISED RECORDS AT **Thane-1, 2, and 5**

Year	Doc. Entries	Other Remark
1994 To 2001	Nil	No Transaction
2002	Nil	No Transaction
2003	Nil	No Transaction
2004	Nil	No Transaction
2005	Nil	No Transaction
2006	Nil	No Transaction
2007	Nil	No Transaction
2008	Nil	No Transaction
2009	Nil	No Transaction
2010	Nil	No Transaction
2011	Nil	No Transaction
2012	Nil	No Transaction
2013	Nil	No Transaction
2014	Nil	No Transaction

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
DIST. THANE

2015	Nil	No Transaction
2016	Nil	No Transaction
2017	Nil	No Transaction
2018	Nil	No Transaction
2019	Nil	No Transaction
2020	Nil	No Transaction
2021	**Doc. Entry**	
2022	Nil	No Transaction
2023	Nil	No Transaction

In the Year 2021 :-

1) Nature of Document : Conveyance Deed

A.V. 0/- M.V. 0.0/-

Schedule : Land and Construction, Plot No. 112 T.P.S.1, area as per property card 1397 sq.m. The land here and the Solanki Co-op.Housing Society Ltd. situated thereon. Registration No. TNA/ HSG/2001/1987-88 dated 02.06.1988, Total members residing in the building of this society Solanki Co-op.Housing Society Ltd., Res. Plot no. 106/103, Umedh Nagar Louiswadi Thane, on behalf of the builder/developer and owner, Kiran Sonwane is doing the deconveyance on behalf of the competent authority and District Deputy Registrar Cooperative Society Thane to all the members of the said society. Deemed Conveyance is being done in accordance with Application No. 130/2016 of Competent Authority and District Deputy Registrar Cooperative Society Thane, Ja.No.Juni/ Thane/ Mamahas /C.11(3)/8590/ 2016 Thane Dated 15/11/2016 ADJ Case No. 706/2020 dated 29/12/2020 (Plot Number: Plot No. 112 T.P. S.1 ; Village Paanchpakhadi Dist. Thane

1) Devichand Ratanchandji Solanki, Uttamchand Umedmal (Udemalji), Anshibai Udemalji, Tarabai Gulchandji (Muschandani), Kantilal Mulchandani, Indira Kumari alias Vasanti Mulchandani, Otarmal Kapurchand, Jivatram Kapurchand Malik on behalf of Competent Authority and District Deputy Registrar Co-operative Society Thane. Kiran Sonwane

2) Vasanti Bhavarmal, Baby Motilal Baboli, Vimalkumari (Proprietor) - On behalf of Competent Authority and District Deputy Registrar Co-operative Societies Thane Kiran Sonwane

3) M/s Solanki Developers (Builder) Competent Authority and District Deputy Registrar Cooperative Society Thane Kiran Sonwane

To

Solanki Co-op.Housing Society Ltd., Chairman Vilas Khandjode
Solanki Co-op.Housing Society Ltd., Secretary Ananth Vishnu Marathe

Execution Date : 10.03.2021
Indexed on : 12.03.2021
Document Sr. No. : Thane-1/4375/2021 (Thane-1)

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दस्त क्र. १४८४६/२०२३
ve | १२०

THE SEAL OF THE JOINT SUB REGISTRAR THANE No. 12 DIST. THANE



(Note:- * * * The computerized records of Sub-Registrar of Assurances not maintained properly also some Index-II are missing from the records and hence this search report is based upon the Index –II available in the SRO's office subject to torn records/missing records/Village not found.)

Thanking You,

Yours Truly,

YOGESH SONAWANE
Search Clerk

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दस्त क्र. १४८९/२०२३
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12
जि. ठाणे * DIST. THANE *

Annexure-E

सोलंकी को-ऑप हौसिंग सोसायटी लिमिटेड
SOLANKI CO-OP HSG. SOCIETY LTD.

रजि. नं. (टी एन ए / एच एस जी / टि सी / २००१ / १९८७-८८)
Reg. No. (TNA / HSG / TC / 2001 / 1987-88)

संदर्भ क्र. : _____ दिनांक : 2/4/2022
Ref. No. Date :

Proceedings of Special General Body meeting of Solanki Chs Ltd. called for Redevelopment of society at 9.30 a.m. on 27/03/2022 at society terrace.

1) In terms of Special General Body meeting Notice dated 13/03/2022 the meeting has been scheduled at 9.30 ...on and quorum was not complete as members were present hence meeting has been adjourned by President half an hour and members gathered again and meeting started at 10.00am.

2) President Mr Khandzode elected has been elected as president and he took the chair and meeting started at 10 AM. Tota 29_members were present for the meeting.

3) Following members of Managing committee were present
   1) MR KHANDZODE
   2) MR MARATHE
   3) MR SACHIN SAWANT
   4) MR VIJAY JOSHI
   5) MR MAEKAR
   6) MR TAMBAT
   7) MR SACHIN SANGAOKAR
   8) MR SUHAS KAKDE
   9) MRS MAEKAR
   10) SMT SHEDGE.

फ्लॅट नं. १०६/१०२, उमेद नगर, लुईसवाडी, ठाणे ४०० ६०४.
Flat No 106 / 102, Umed Nagar, Louiswadi, Thane - 400 604.

ट न न १२
दस्त क्र. १४८४६/२०२३
६९ | १२०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
DIST. THANE

List of society members attended the Special General Body Meeting has been attached as Annexure -A herewith.

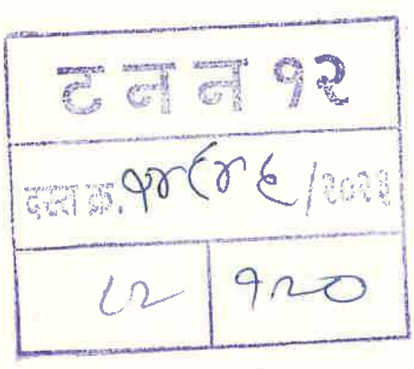
4)President welcomed the members present and thereafter agenda has been taken up

1.Mr SACHIN SAWANT proposed a question about status of Deemed Conveyance Of society Mr. Anant Marathe (secretary)informed that Deemed Conveyance of society is Completed and Property card has been updated in the name of society .

2.Mr TAMBAT proposed a question about Redevelopment of society Mr. Anant Marathe (secretary)informed that as decided in last general body meeting our society has completed 34 years and many members have expressed there need for redevelopment accordingly we had decided to go for redevelopment and todays meeting has been called for approval for proposal for redevelopment .

3.Mr SUHAS KAKDE. proposed a question that what's the first stage of Redevelopment and what efforts committee has taken for that Mr Marathe (Secretary) explained that as a first step for Redevelopment is appointment of Architect for obtaining Feasibility Report .Committee has asked 3 Architects to submit quotations accordingly following all the 3 Architects submitted their quotations. We have received quotations from

1 Arc. Shashikant Deshmukh (prominent architect)
2 Arc. Godbole Mukadam
3 Arc. Akruti ARCETECTS.(Aba Desai) Mr Marathe also Explained that approximately total amount of Rs. 2. lakhs plus 18% Gst will be require for all three architects. Committee is of the opinion that if we appoint all three architects for first step to submit feasibility report we will get detailed and comprehensive information for redevelopment.





4.Mr VIJAY JOSHI proposed a question that how society is going to pay the profession fees of Architects Mr. Marathe (Secretary) explained that as far as requirement of funds ,society can contribute this amount without additional contribution from members. However if required in future we can ask for additional contribution from members. Mr.Marathe also explained that Architects will give Demo and discus with members regarding Feasibility report and proposed sanctioned plans in future. Managing Committee will select final Architect after studying and comparing feasibility report for second stage of calling tenders and selecting builders.

5.Mr. Marathe proposed that society need to appoint legal adviser and consultant as various agreements legal matter is involved. For that we have already approved legal consultants. We will take their services as and when required.

After some discussion on proposed questions and explanation given by secretary it was resolve that and accepted unanimously as follows

1 That decision for Redevelopment of the society is accepted unanimously.
2 Funds required app 2.laks plus GST are approved as Architects profession fees.
3 Society committee will ask Addition amount for Redevelopment as and when required, with proper notice.

Proposed by Mr Ramchandra kakde

Supported by Dr pandey.

Mr Marathe thanked ALL MEMBERS FOR APPROVING IMPRTANT DECISSION FOR REDEVLOPMENT OF SOCIETY BUILDING.

After some discussion Chairman Mr Khandzode thanked all members and meeting was concluded.

For SOLANKI CO OP HOUSING SOCIETY LTD.

Secretary

टनन १२
दस्त क्र. १०८०६
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THE SOLANKI HEJDINI SUB-REGISTRAR Thane No. 12 DIST. THANE



Special AGM 27/03/2021

For Re-Development

Name	Flat / Sh. No.	Sign
1) A V Marathe	106	[illegible]
2) Suhas Kakade	B-02	[illegible]
3) Vijay H. Tambat	A 205	[illegible]
4) Mrudula D. Joshi	B/208	[illegible]
5) Sanghamitra Shedge	[illegible]	[illegible]
(6) Dr. Shailesh Pinde	A-304	[illegible]
(7) Pradeep B Malekar	[illegible]	[illegible]
8) V. G. Khandzode	B-102	[illegible]
9) V. S. Joshi	A/203	[illegible]
10) Tarun A Marathe	B/106	[illegible]
11) Atul P. Deshmukh	B/206	[illegible]
12) K. Y. Kakade	B-308	[illegible]
13) Aniket Sawarkar	Shop No 5	[illegible]
14) Mrs. P. A. [illegible]	Shop No 14	[illegible]
(15) V. S. Sawarkar	B/307	[illegible]
(16) A. Y. SAWARKAR	B/306	[illegible]
(17) S. B. Sawant	B/305	[illegible]
(18) Manish Gavand	B/207	[illegible]
(19) [illegible]	[illegible]	M. K. Dejak

टनन १२
दस्त क्र. १२८२६/२०२३
८४ | १२०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12
DIST. THANE

1/302 Padma Praveen Hushing

301/302 Praveen K. Hushing & Hushing

107 Bhagyashri Godse. B S Godse

101/A Raja V. Ghate

Shop 11 Yuraj Borale

201/202 A R Bank

504 - Supriya Malekar

5-5 (-3 Jitendra

503-A SACHIN Y SANGAVEKAR

टनन १२

दस्त क्र. १४८४६/२०२३

५५ १२०

THE SEAL OF THE JOINT SUB-REGISTRAR THANE NO. 12 DIST. THANE

Annexure - F

सोलंकी को-ऑप होसिंग सोसायटी लिमिटेड
SOLANKI CO-OP HSG. SOCIETY LTD.

रजि. नं. (टी एन ए / एच एस जी / टि सी / २००१ / १९८७-८८)
Reg. No. (TNA / HSG / TC / 2001 / 1987-88)

Annex F

दिनांक : 12/7/22
Date :

संदर्भ क्र. : _____
Ref. No.

Managing Committee Meeting
12/7/22 at 9.30

1) Anant Marathe
2) Vijay. Joshi
3) Sachin Sawant
4) Pradeep Malekar
5) Vijay H. Tambat
6) Supriya Malekar
7) Sanghamitra R Shedge
8) Subas Kakade

Appointment of Godbole Mukadam

ठाणे १२
दस्त क्र. १४४६/२०२२
१६ | १२०
THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

PRESENT MEMBERS AND RESOLUTIONS | REMARKS

हजर सभासद व ठराव | शेरा

Mr. Marathe thanks all Committee Members for their cooperation & handling AGM successfully.

Mr Marathe inform & discuss in Committee meeting about Progress of report & information received from [illegible] development & it was unanimously [illegible] to appoint Mr Godbole Mukadam as Architecture & [illegible] consultants for Redevelopment of Society.

As discuss in AGM decided to issue notice for one day picnic on 24th July 2022. Venue & other details are fixed separately. (Monsoon Picnic)

Mr. Marathe also it opinion & whenever Redevelopment takes place all documents should be digitalized. In this connection we request Mr Aniket Sawarkar twice if no response from other members committee will decide for digitalization important documents of society ie all documents all agreements & conveyance related documents all required documents. Mr. Marathe also obtain quotation & final decision will be taken in due course.

Nomination received from some of members will be accepted in this meeting.

टनन १२
दस्त क्र. १४८६/२०२३
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

Annexure - F

सोलंकी को-ऑप हौसिंग सोसायटी लिमिटेड
SOLANKI CO-OP HSG. SOCIETY LTD.

रजि. नं. (टी एन ए / एच एस जी / टि सी / २००१ / १९८७-८८)
Reg. No. (TNA / HSG / TC / 2001 / 1987-88)

संदर्भ क्र. : _____ दिनांक : 17/7/2022

Ref. No. Date :

Date: 29/03/2022

To,

Godbole Mukadam and Associates,
Studio No. 2, Nakshatra Heritage,
Near Karve Hospital, Hindu Colony,
Brahmin Soc., Naupada,
Thane (West) -PIN 400 602.

Sub: Appointment as Project Management Consultant for proposed Redevelopment of Solanki Co-op. Hsg. Society, Lousiwadi, Thane (W).

Dear Sir,

In reference to above subject, I would like to inform you that, our society is desirous of Redeveloping it's buildings by ways and means of redevelopment process through Developer.

In this regard, the society Managing Committee had made market enquires for the appointment of Project Management Consultant to guide the society throughout the process of Redevelopment. The terms and conditions along with expectations of society from the project management consultant are also discussed during initial meetings with you personally. We take pleasure to inform you that your firm is appointed as a Project management Consultant for the Redevelopment of our society buildings. During the ~~Sol. Gen. Body~~ Managing Committee meeting dtd 17/7/2022, it was resolved unanimously to appoint your firm, Godbole Mukadam And Associates, Thane as project management Consultant (PMC) to guide society for Redevelopment of its society building. The scope of work, Commercial Terms and Conditions are as below,

Scope of Work

Phase-I

1. Advising to procure required documents of the land and the building as required for the redevelopment over and above the available documents available with society. Society will

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दस्त क्र. १४८४६/२०२२
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

provide us all the required documents at their own cost.

2. Advising for physical survey of land and types of residential flats if required. (Payment to the surveyor will be made by the society.)
3. Preparation of project feasibility Report in reference to the redevelopment.
4. Preparation of tender document for invitation of offers from developers. Receiving the offers from the Developers and making comparative statement/analysis.
5. Helping society members in negotiations with developers and assisting in finalizing the developer.
6. Guiding society members on the legal matters in addition to the advice of legal expert, helping to appoint the legal advisers and providing inputs to avoid possible legal complications in future while appointing the Developer.

Phase-II

7. Helping society in the process of Registration of development Agreement Document.
8. After discussions with society members furnishing detailed requirement of additional carpet area to be purchased by society members from Developer.
9. Scrutinizing the plans prepared by the developer for approval, cross checking the plans so as to check the correctness of design as per requirement of the society members and pre-conditions of Development Agreement. Further negotiations, suggesting the alternatives to the plans submitted by the developer so as to have suitable plan from society's point of view. Checking the Built Up area statement.
10. Guiding on the external view and elevation part, Checking the relevant NOC's, approvals, its conditions and safeguarding the legal interest of the society.
11. Advising society members in finalizing the various amenities and internal finishing material, advising them on the interior layout so as to design the electrical point wise layout and wiring.
12. Liaison between the society members and the developer for finalization of plans and elevation and design scheme.
13. Helping/advising society members in allotment of flats. Guiding members in utilizing the additional area as offered by developer. Also advising on the matter of purchase of additional area and its formalities about the planning so as to safe guard the technical and legal interest of all the society members.
14. Ascertain the plans prepared for submission to TMC for approval.
15. Ascertain the various NOCs submitted to TMC for approval.
16. Follow up with the Developer for speedy approvals. Communicating the progress of TMC approval to society members.

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दस्त क्र. १४८४६/२०२३
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DIST. THANE

17. Ascertain the received Permit and Commencement certificate and approved plans.
18. Taking true copies of all the communication and approved plans from Developer and his architect and handing over the same to society for its record.
19. Ascertain the construction management plan and approving the same so as to have systematic execution at site.
20. Advising on the quality tests required to be done during the progress of construction work. Ascertaining the quality test reports of completed concreting at site.
21. Periodic (Fortnight or as and when required in the interest of progress of construction work.) supervision on the progress of the construction and keep a watch on the quality of the construction works. Site visits along with society members during foundation, all RCC slabs, masonry work, cement plastering and internal finishing work, commissioning of lifts and other fit outs, Helping society and developer to complete the redevelopment process smoothly and successfully in all respect.
22. Organizing joint meetings/ site visits at mutually convenient time after every 2 months.
23. Ascertain the progress BAR chart submitted by the Developer and follow up to achieve the speed of progress of construction work.
24. Ascertain the further commencement certificate after completion of plinth.
25. Ascertain the application for Occupation certificate.
26. Ascertain the receipt of occupation certificate received from the TMC.
27. Following up with Developer and submitting the documents after completion of redevelopment project. Submission of all the as built drawings, documents, correspondence with all the competent authorities etc. Guarantees, warrantees, AMC documents, Applications for water, electrical connection etc.
28. Helping society members for joint inspection of land and newly completed building so as to check the provided quality, amenities etc. pertains to building and site development.
29. Helping society to complete handing over possession process after completion of building.
30. Guiding society members to accept the new flat purchasers as new society members.
31. Guiding society to ensure the successful completion of redevelopment project.

<u>Architectural Professional Fees for the scope of work as mentioned below:</u>

For the Scope of Work of **Phase-I**, we will charge on account concessional professional fees of **Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only) plus GST of 18.00% or as applicable.** This amount of Rs. 1,25,000/- paid on account to us by society shall be reimbursed to the society after appointment of Developer and on receiving first installment of professional

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दस्त क्र. १४४६/२०२३
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

provide us all the required documents at their own cost.

2. Advising for physical survey of land and types of residential flats if required. (Payment to the surveyor will be made by the society.)
3. Preparation of project feasibility Report in reference to the redevelopment.
4. Preparation of tender document for invitation of offers from developers. Receiving the offers from the Developers and making comparative statement/analysis.
5. Helping society members in negotiations with developers and assisting in finalizing the developer.
6. Guiding society members on the legal matters in addition to the advice of legal expert, helping to appoint the legal advisers and providing inputs to avoid possible legal complications in future while appointing the Developer.

Phase-II

7. Helping society in the process of Registration of development Agreement Document.
8. After discussions with society members furnishing detailed requirement of additional carpet area to be purchased by society members from Developer.
9. Scrutinizing the plans prepared by the developer for approval, cross checking the plans so as to check the correctness of design as per requirement of the society members and pre-conditions of Development Agreement. Further negotiations, suggesting the alternatives to the plans submitted by the developer so as to have suitable plan from society's point of view. Checking the Built Up area statement.
10. Guiding on the external view and elevation part, Checking the relevant NOC's, approvals, its conditions and safeguarding the legal interest of the society.
11. Advising society members in finalizing the various amenities and internal finishing material, advising them on the interior layout so as to design the electrical point wise layout and wiring.
12. Liaison between the society members and the developer for finalization of plans and elevation and design scheme.
13. Helping/advising society members in allotment of flats. Guiding members in utilizing the additional area as offered by developer. Also advising on the matter of purchase of additional area and its formalities about the planning so as to safe guard the technical and legal interest of all the society members.
14. Ascertain the plans prepared for submission to TMC for approval.
15. Ascertain the various NOCs submitted to TMC for approval.
16. Follow up with the Developer for speedy approvals. Communicating the progress of TMC approval to society members.

ठाणे ९२
दस्त क्र. ९२(२६/२०२३
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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

Annexure - G

महाराष्ट्र शासन
सहकार, पणन व वस्त्रोद्योग विभाग

उपनिबंधक, सहकारी संस्था, ठाणे शहर, ठाणे.

पहिला मजला, गावदेवी मंडई इमारत, गावदेवी मैदानाजवळ, ठाणे (प.) ४००६०१.
दुरध्वनी क्र.(०२२) २५४१६०६६ ई-मेलआयडी - dyr.tna.thanecity@ gmail.com

जा.क्र.उपनि./ ठाणे शहर /बी-२/सोलंकी हौ. सो. /पुनर्विकास /१४७/२०२३. दि.१७/०४/२०२३.

प्रति,

अध्यक्ष/सचिव,
सोलंकी को.ऑप.हौ.सोसा.लि.,
फलॅट नं. १०६/१०२ उमेद नगर, लुईसवाडी, ठाणे ४०० ६०४

विषय - संस्थेच्या इमारतीचा पुनर्विकास करण्याबाबत...

संदर्भ - १) आपल्याकडील दि. ३१/०३/२०२३ रोजीच्या पत्रान्वये सादर केलेला इमारतीच्या पुनर्विकासाबाबतचा प्रस्ताव.
२) या कार्यालयाकडील पत्र जा.क्र.उपनि./ ठाणे शहर /बी-२/सोलंकी हौ. सो. /पुनर्विकास/प्राधिकृत अधि/९९ /२०२३. दि.१०/०४/२०२३.
३) शासन निर्णय सागृयो / २०१८/प्र.क्र.८५/१४ स, दि. ०४/०७/२०१९.
४) प्राधिकृत अधिकारी यांनी सादर केलेला दि. १७ /०४/२०२३ रोजीचा अहवाल.
५) संस्थेने दिनांक १७/०४/२०२३ रोजी सादर केलेले सभेचे इतिवृत्त व पेनड्राईव्ह.

उपरोक्त विषयाकडे आपले लक्ष वेधून कळविण्यात येते की,

२/- उपरोक्त संदर्भ क्र. १ अन्वये संस्थेने सभासदांच्या यादीसह या कार्यालयाकडे पुनर्विकासासंदर्भातील विशेष सर्वसाधरण सभेस उपस्थित राहणेसाठी प्राधिकृत अधिकारी नेमणूक करणेबाबत विनंती अर्ज सादर केलेला आहे. त्यास अनुसरुन या कार्यालयाने संदर्भ क्र. २ अन्वये श्रीमती अनिता बटवाल, सहकारी अधिकारी श्रेणी- १ यांना सदर सभेस उपस्थित राहणेसाठी प्राधिकृत केलेले होते. प्राधिकृत अधिकारी, श्रीमती बटवाल यांनी सदर सभेस उपस्थित राहून संदर्भ क्र. ४ अन्वये पुढीलप्रमाणे अहवाल सादर केला आहे.

सोलंकी को.ऑप.हौ.सोसा.लि., फलॅट नं. १०६/१०२ उमेद नगर, लुईसवाडी, ठाणे ४०० ६०४ या संस्थेच्या पुनर्विकासाबाबतची विशेष सर्वसाधारण सभा दि. १६/०४/२०२३ रोजी १०.३० वा. संस्थेच्या टेरेसवर आयोजित करण्यात आली होती. सदर सभेस संस्थेच्या एकूण ३८ पैकी ३५ सभासद (९२ %) उपस्थित होते. उपस्थित ३५ पैकी ३५ सभासदांनी (५१% पेक्षा जास्त) व्हिडीओ कॅमेऱ्यासमोर तोंडी व लेखी संमतीव्दारे रियल होम्स डेव्हलपर्स., REAL HOMES DEVELOPERS यांची संस्थेचा पुनर्विकास करणेसाठी विकासक म्हणून निवड केली असून तसे संस्थेच्या इतिवृत्तामध्ये व प्राधिकृत अधिकारी यांच्या अहवालामध्ये नमूद केले असल्याचे दिसून येते. संस्थेच्या सभासदांनी व्हिडीओ कॅमेऱ्यासमोर हात उंचावून ठरावही पारीत केलेला असून सदर सभेच्या व्हिडीओ चित्रीकरणाचा पेन ड्राईव्ह संस्थेने सादर केलेला दिसून येतो.

याबाबत आपणांस कळविण्यात येते की, सोलंकी को.ऑप.हौ.सोसा.लि., फलॅट नं. १०६/१०२ उमेद नगर, लुईसवाडी, ठाणे ४०० ६०४ या संस्थेच्या इमारतीच्या पुनर्विकासाच्या अनुषंगाने संस्थेच्या दि. १६/०४/२०२३ रोजीच्या विशेष सर्वसाधारण सभेत पारीत केलेल्या ठरावाप्रमाणे तसेच शासन निर्णय सगृयो/२०१८/ प्र.क्र.८५ / १४- स, दि.०४/०७/ २०१९ रोजीच्या परिपत्रकातील तरतूदीचे पालन करुन संस्था स्तरावरुन पुढील कार्यवाही करण्यात यावी.

दिनांक :- १७/०४/२०२३.
ठिकाण :- ठाणे

(डॉ. अविनाश भागवत)
उपनिबंधक
सहकारी संस्था ,ठाणे शहर

प्रत माहितीसाठी व आवश्यक त्या पुढील कार्यवाहीसाठी सविनय सादर.
सा आयुक्त ठाणे महानगर पालिका ठाणे

टनन १२
दस्त क्र. १४/४६/२०२३
९३ | १२०

THE SUB-REGISTRAR THANE No. 12 DIST. THANE

Annexure - H

सोलंकी को-ऑप हौसिंग सोसायटी लिमिटेड
SOLANKI CO-OP HSG. SOCIETY LTD.

रजि. नं. (टी एन ए / एच एस जी / टि सी / २००१ / १९८७-८८)
Reg. No. (TNA / HSG / TC / 2001 / 1987-88)
फ्लॅट नं. १०६/१०२, उमेद नगर, लुईसवाडी, ठाणे ४०० ६०४.
Flat No. 106 / 102, Umed Nagar, Louiswadi, Thane - 400 604.

संदर्भ क्र. : Date: 17/04/2023 दिनांक :
Ref. No. Date :

To,
Real Homes Developers,
302, New Era Business Park opp.
Esis Hospital Wagale Estae,
Thane 400604.

Subject :- Selection of the developer for redevelopment of Solanki Co-Op Hsg. Society Ltd.
Flat No. 106/102,Umed Nagar, Louis Wadi Thane 400604.

Respected Sir,

In reference to the above subject, the Special General Body Meeting of Solanki Co-Op Hsg. Society Ltd. Thane was held on 16/04/2023 at 10:30 a.m. in the society's premises. The Authorized Representative Mrs Anita Batwal (Co- op. Officer Grade-I),from the office of Deputy Registrar, Co-operative Societies, Thane City was present in the meeting. During the said meeting, your company Real Homes Developers is selected as the developer for the redevelopment of Solanki Co-Op Hsg. Society Ltd.Thane as per the procedure laid down vide Guidelines dated 4th July 2019 by State Govt. of Maharashtra.

The minutes of special general body meeting of selection of your company as the developer is attached herewith for your reference.

Your final appointment is subject to the NOC from the office of Deputy Registrar and signing and registration of development agreement in this regard.

We hereby request you to send your acceptance letter in hard copy and e-mail the scanned copy at earliest for the redevelopment of our building. It will be your responsibility to procure NOC from the office of Deputy Registrar, Co-operative Societies, Thane City.

Wishing you good luck and hoping best of your services and co-operation in this regard.

Thanking you.

Yours Sincerely,

For,

Solanki Co-Op Hsg. Society Ltd.

For Solanki Co-Op. Housing Society

Chairman Secretary Treasurer

(Chairman/Secretary)

SOLANKI CO-OP. HSG. SOCIETY LTD. THANE-400604 Reg. No. HSG/TC/2001 1987-88

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE

fees from him as per percentage and mode of payment as described below and conditioned in tender document.

For the Scope of Work of **Phase-II**, our professional charges will be at **2.5 %** (Two Point Five Percent) on the cost of construction of total construction area including rehab and sell construction area. The construction area shall include the area to be occupied by the existing society members and sell component along with the staircase, stilt, lift machine room, flower bed, dry balcony, society office etc. GST of 18.00 % as applicable shall be charged extra.

The Mode of the payment for the Phase – I scope of work will be as detailed below,

1. 33.34% on appointment of Architect/PMC.
2. 33.33% on submission of project Report.
3. 33.33% on shortlisting of Developer before final meeting.

The Mode of the payment for the full scope of work including Phase-I and II will be as detailed below,

(These professional fees shall be paid by the Developer)

1. 15% after receiving NOC from Dy. Registrar, Co-Op. Hsg. Society for appointment of finalized developer.
2. 15% on the signing of Development Agreement with the Developer.
3. 15% on finalization of all the plans and elevations along with all amenities before submission of plans to Respective Municipal Corporation.
4. 05% on receipt of permit from Respective Municipal Corporation.
5. 10% on approval of plans from Respective Municipal Corporation.
6. 35% during construction work on pro- rata basis.
7. 5% after successful completion of construction work and taking possession of flats by society members.

We wish you good luck and hope for best of your professional services.

Thanking you with regards.

Yours sincerely,

For, **Solanki Co-op. Hsg. Society Ltd.**

For Solanki Co-Op. Housing Society

Chairman Secretary Treasurer

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THE SEAL OF THE JOINT SUB-REGISTRAR THANE No. 12 DIST. THANE