

WHEREAS :-

a) The land bearing Survey No./251 (part-B) Sub-divided Plot No.1 Final Plot No. 89B, and New Final plot, 101, T.P.S. No.1 admeasuring 2760.22 square meter lying being and situate at Louis wadi, Village Panchpakhadi, Taluka and District Thane within the limits Thane Municipal Corporation and registration District Sub-District of Thane, more particularly described in the schedule I herein below written (hereinafter referred to as

“THE SAID LAND”) is of the absolute ownership of the SOCIETY and the said land has been mutated in the name of the society in the property card register maintained by the City Survey Office. **A copy of the extract of the property card of said land is annexed herewith as Annexure ‘A’.**

b) The said land was of the ownership of M/s Jawahar Jyoti Co-operative Housing Society Ltd. who had agreed to sell, assign and convey the said land to Shri G.S. Garodia, Smt. Parmeshwaridevi G. Garodia and Mr. Maheshkumar G. Garodia, Trustees of Parmeshwaridevi Garodia Trust, a Private Trust on the terms and conditions set out under the agreement for sale dated 20/09/1978.

c) Subsequent to the said agreement dated 20-09-1978 executed by M/s. Jawahar Jyoti Co-operative Housing Society in favour of M/s. Parmeshwaridevi Garodia Trust, the said trust, after obtaining necessary permission and approval from Thane Municipal Corporation vide

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8 and 10, had constructed three
d 'C' on the said land bea
lot No. 1. Final Plot No. 89
admeasuring 2760.22 squa
nt certificate is annexed

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- Director of Stamp & Revenue
गवर्नर (मध्य प्रदेश) कार्यालय
भारत सरकार
मध्य प्रदेश
A circular official stamp in purple ink. The text around the top inner edge reads "Director of Stamp & Revenue". The text in the center, in Hindi, reads "गवर्नर (मध्य प्रदेश) कार्यालय" (Governor (Madhya Pradesh) Office) and "भारत सरकार" (Government of India). Below this, it says "मध्य प्रदेश" (Madhya Pradesh). A large, stylized signature in blue ink is written across the bottom half of the stamp.

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Deputy Registrar of Societies, Thane City, is annexed herewith as Annexure 'D'.

g) Presently there are 52 (Fifty Two) members and the details of the Members such as their respective **Flat No., Floor and existing Carpet Area** are set out in **Annexure 'E'** annexed hereto.

h) The details as regards the names of the existing members of the Society, the flats held by them and the carpet area of each flat/shop in the existing building of the Society held by the members is true and correct as per records of the society. A statement showing the details of the holdings of the members in the society is annexed herewith as **Annexure 'E'**.

i) The said Buildings standing on the said land outlived its life and they are in a dilapidated condition and its stability is very precarious. Any major repairs to the buildings would be neither advisable nor financially feasible or affordable to the members. Therefore, the SOCIETY is desirous of redeveloping the said property by demolishing the existing buildings and constructing a new building.

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j) In the circumstances, a Special General Body meeting of the SOCIETY was convened on _____ to consider the redevelopment of the said Property of the Society and by a unanimous resolution the Society resolved to go for redevelopment of its property and appoint a Project Management Consultants (PMC for short) to assist and guide the society in redeveloping the said property of the Society and call for offers from the prospective Developer and also resolved to appoint a legal advisor.

k) Pursuant to the decision in the Special General Body meeting held on , the SOCIETY appointed M/s. Ulhas Pradhan & Associates, A firm of consulting Architects, as its project management consultant ("hereinafter referred to as 'PMC') to assist and guide the SOCIETY in redeveloping its property as per the guidelines issued by Government of Maharashtra vide GR dtd.03/01/2009.

1) The PMC in consultation with the society prepared feasibility report and submitted the same to the Society and the SOCIETY in furtherance of the proposed redevelopment of its property has issued tender notice inviting offers from the prospective Developers for the redevelopment of property of the society by floating Tenders giving details of the proposed redevelopment project of the SOCIETY. Tender Notices were duly published in 2 newspapers viz. (a) Thane Vaibhav and (b) Loksatta in their respective issues dated 28.08.2015.

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m) In pursuance	
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	(Tender No. १०१३)
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- o) Proceedings of the said meeting was conducted under the supervision of and guidance of the representative of Dy. Registrar of Co-operative Societies, Thane City Mr. Sudhakar B. Rathod. In the said SGM, all the valid offers received by the Society were read out for the benefit of all the persons present in the meeting and requested the members to cast their vote indicating their choice of the Developer whom they intend to appoint.

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