

**THE SECOND SCHEDULE HEREINABOVE REFERRED TO
(LIST OF MEMBERS)**

Sr. No.	Name of Member	Flat/ Garage No.	Floor No.	Old Flat/Shop Carpet Area Sq. Ft.	15% Additional Carpet Area Sq. Ft.	Total Carpet Area Sq. Ft.
1	KEDAR SHRIKRISHNA SAHARASBUDHE MANJIRI KEDAR SAHARASBUDHE	F-001	G	455	68	523
2	YASHVANT RAGHUNATH PUSALKAR CHHAYA YASHVANT PUSALKAR	F-002	G	508	76	584
3	SUREKHA NITIN VAIDYA	F-003	G	352	53	405
4	PRITI ARVIND MALANDKAR ARVIND A. MALANDKAR	F-101	1 st	455	68	523
5	SURESH RAMCHANDRA KSHIRSAGAR	F-102	1 st	520	78	598
6	SAMIR G. JOSHI NAMRATA SAMIR JOSHI	F-103	1 st	365	55	420
7	SHEETAL SHYAMSUNDER KETKAR	F-201	2 nd	455	68	523
8	NIVEDITA KULKARNI NAMRATA ANYAPANAWAR	F-202	2 nd	520	78	598
9	JAYANTH G. KAMATH	F-203	2 nd	365	55	420
10	SHEELA ASHWIN GADA	F-301	3 rd	455	68	523
11	MANGLESH RAMAKANT KAREKAR	F-302	3 rd	520	78	598
12	AVINASH MAHADEV NAIK	F-303	3 rd	365	55	420
13	VARSHA VISHRAM MULAY	F-401	4 th	475	71	546
14	ARCHANA ASHOK JADHAV	Garage	G	170	26	196
		Total		5,980 sq. ft.	897 sq. ft.	6,877 sq. ft.



Annexure "A"

The amenities to be provided by the Developers in the proposed new building:-



LIST OF AMENITIES

कलन - ४
दस्तावेज क्र. १०६५३/२०२३
३९/१००

Flooring :-

1. All rooms flooring (32" x 32" and/or 48" x 24") vitrified flooring Kajaria and/or standard quality.
2. Full tiling and flooring in W.C. and Bathroom, size of (24" x 12" and/or 18" x 12") Kajaria and/or standard quality.
3. Full tiling in lobby area.

Plumbing:-

4. Shall undertakes to provide adequate capacity underground and overhead tanks for municipal water.
5. Solar water heating system and rain water harvesting as per KDMC rules and regulations.
6. Shall undertakes to provide pump with electric submersible motor pump (Kirloskar) accessories of adequate capacity including stand by system for pumping of water from underground tanks to overhead tanks.
7. Concealed pipes of (Prince and/or Astral) standard quality.
8. We will provide separate overhead drinking water and bore water tanks.

Kitchen :-

9. Granite kitchen platform with stainless steel sink of standard quality (Nirali and/or Asian and/or Europa).
10. Ceramic tiles from kitchen platform upto the ceiling.
11. Separate electric point for fridge and washing machine.

Window :-

12. Anodizing aluminum sliding windows with glass and safety grills.
13. SS mosquito net for each window.
14. Granite window frame.

Toilet And Bathroom :-

15. Concealed plumbing in W.C. and Bathroom with Jaguar fittings.
16. One shower with all fittings in bathroom.
17. Separate water taps for drinking water and bore water in bathroom.



Handwritten signatures and initials are present at the bottom of the page, including 'Aday', 'y.d. Kumar', 'Suresh', 'Feda', 'Havok', 'Kam', 'G. Patel', and 'M. M. M.'.

18. Water taps one each in bathroom, W.C, wash basin and sink.
19. Inlet outlet water points for geyser and sintex tank in bathrooms.
20. W.C / Commode of branded quality with external spray.
21. Black granite frame and CPVC door for bathrooms and W.C.
22. One wash basin in passage area and one wash basin in master bedrooms attached bathroom.
23. Overhead loft in bathroom.

● Electricfitting And Cabling :-

24. Concealed electric wiring and fittings in entire flat polycab and/or finolex -ISI Marked and/or standard quality.
25. Concealed electrical wiring with branded modular switches / MCB / ELCB in entire flat.
26. AC point (tripper) in hall as well as in both bedrooms for installation of Split AC shall be provided.
27. Exhaust plug/connection in kitchen, W.C., toilet and bathroom will be provided.

● Doors :-

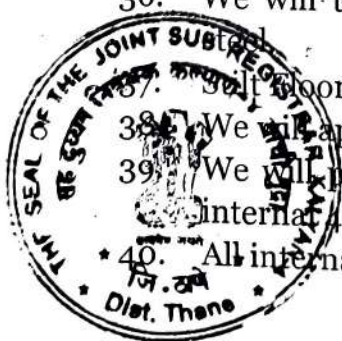
28. Flush doors of best quality wood for doors in all rooms (Sag wooden frame).
29. Flush door for main entrance with Laminet cermica both side fittings with safety lock.
30. Laminated main door with safety door to each flat.
31. Stainless steel fittings for all doors.

● Painting :-

32. We will provide high-end standard quality paint (Asian Paints and/or Dulux Paints and/or Berger Paints) like for external and internal paint in all rooms including ceiling.
33. Weather coat paint to the building from outside.

● External Specifications :-

34. Multi-frame earthquake resistant designed RCC Structure.
35. We will use high-end (Ambuja and/or Ultratech and/or ACC) standard quality cement.
36. We will use high-end (TMT FE 500 ISI Marked) standard quality
37. Floor shall have height of fourteen feet.
38. We will apply termite treatment at plinth.
39. We will provide external 6" thick walls (Light weight block) and all internal 4" thick walls (Light weight block).
40. All internal walls will be plastered with sand face and putti finish.



Wiley

Y. R. Man

Smruti

Feda

///

Q

Patel

Q

41. All external plaster will have sand face double coat plaster.
42. Firefighting to be provided to the newly constructed building following KDMC rules and regulations.
43. Concealed optical fibre distribution to all flats for internet services.
44. Minimum 6 person capacity branded lift (Thyssen Krupp and/or Otis) with SS body, and minimum 3 to 4 hours inverter backup for lift and common area of society.
45. Decorative lobby with impressive color scheme and lighting.
46. Display board of society members at respective wings.
47. Water connection of KDMC and bore well at stilt parking/ground floor.
48. Intercom facility to every floor/flat.
49. High-end CCTV camera with best possible video imaging technology for security purpose.
50. Society office on the terrace to be provided.
51. Terrace floor shall be adequately water proofed with brick coba and china chips on the top.
52. Water management system will be automated.
53. Gas pipeline connection will be provided as per the quality and standards laid down by Mahanagar Gas Limited company on the basis of availability.
54. Security Cabin at the entrance to be provided.
55. Common W.C/Bathroom at ground floor to be provided.
56. Plantation as per KDMC rules and regulations.
57. Compound wall with decorative M.S. Gate and best possible lighting.
58. Paver blocks or checker tiles in the surrounding of newly constructed building.
59. We will also provide impressive elevation and colour scheme for the newly constructed building.

कलन - ४
दस्त क्र. १०८५३/२०२३
३३/१००

Valay *Y.R. Prasad* *Prasad* *Prasad* *Prasad* *Prasad*

Prasad *Prasad* *Prasad*



THE MANORAMA CO-OP. HSG. SOCIETY LTD.

(Reg. No. TNA / KLN / HSG / FC / 638 / 85-86 dt. 25-2-1986)

Sant Namdeo Path, No. 2, Dombivli (East)

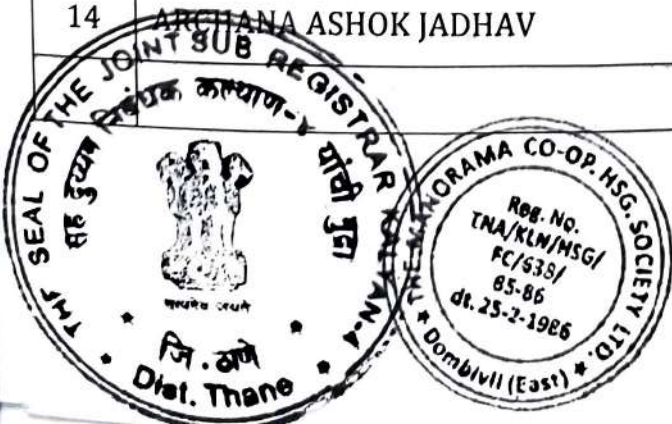
Ref. No.

Date : 27/07/2023

The Present flat owners of the Manorama CHS Ltd. are as stated in the table below and their respective flat owner's carpet areas are also mentioned below :-

Sr. No.	Name of Member	Floor No.	Flat Carpet Area Sq. Ft.
1	KEDAR SHRIKRISHNA SAHARASBUDHE MANJIRI KEDAR SAHARASBUDHE	G	455
2	YASHVANT RAGHUNATH PUSALKAR CHHAYA YASHVANT PUSALKAR	G	508
3	SUREKHA NITIN VAIDYA	G	352
4	PRITI ARVIND MALANDKAR ARVIND A. MALANDKAR	1 st	455
5	SURESH RAMCHANDRA KSHIRSAGAR	1 st	520
6	SAMIR G. JOSHI NAMRATA SAMIR JOSHI	1 st	365
7	SHEETAL SHYAMSUNDER KETKAR	2 nd	455
8	NIVEDITA D. KULKARNI NAMRATA N. ANYAPANAWAR	2 nd	520
9	JAYANTH G. KAMATH	2 nd	365
10	SHEELA ASHWIN GADA	3 rd	455
11	MANGLESH RAMAKANT KAREKAR	3 rd	520
12	AVINASH MAHADEV NAIK	3 rd	365
13	VARSHA VISHRAM MULAY	4 th	475
14	ARCHANA ASHOK JADHAV	Garage	170
			5,980 sq. ft.

कलन - ४
दस्तक १०६५३ / २०२३
३४ / १००



for The Manorama Co-op. Hsg. Soc. Ltd.
Sant Namdeo Path, No. 2, Dombivli (East)
Y. R. P. M. M.
Trustee



महाराष्ट्र शासन
सहकार, पणन व वस्त्रोद्योग विभाग
उपनिबंधक, सहकारी संस्था, डोंबिवली, तालुका कल्याण यांचे कार्यालय
तर्त प्लाझा, अनेक्स शीतल, गांधी नगर, डोंबिवली (पूर्व) ता. कल्याण, जि. ठाणे.

जा.क्र.उपनि/डोंबिवली/बी-२/इमारत पुनर्विकास/द मनोरमा/
दिनांक :- २५/०६/२०२३.

क/सम - ४

दस्त क्र.१०६५३ /२०२३

३५ /१००

प्रति,
चेअरमन/सेक्रेटरी

मनोरमा को-ऑप हौसिंग सोसायटी लि.संत नामदेव पथ,लेन नं.०२,डोंबिवली (पूर्व) ता.कल्याण जि.ठाणे

विषय :-संस्थेच्या इमारतीच्या पुनर्विकासाबाबत.

मनोरमा को-ऑप हौसिंग सोसायटी लि.संत नामदेव पथ,लेन नं.०२,डोंबिवली (पूर्व)
ता.कल्याण जि.ठाणे

संदर्भ :-१) संस्थेचा दिनांक १०/०५/२०२३ चा इमारत पुनर्विकासाबाबतचा प्रस्ताव.

२) या कार्यालयाकडील जा.क्र.सम दिनांक १०/०५/२०२३.

३) संस्थेने दिनांक ०५/०६/२०२३ रोजी सादर केलेली दिनांक १८/०६/२०२३
ची विशेष सर्वसाधारण सभेची नोटीस.

प्राधिकृत अधिकारी यांनी दिनांक २१/०६/२०२३ रोजी या कार्यालयास सादर
केला दिनांक १८/०६/२०२३ रोजीचे सभेचा इतिवृत्तांत, अहवाल व सी.डी.

५) महाराष्ट्र शासन यांचेकडील शासन निर्णय क्रमांक: सगृयो २०१८/प्र.क्र.
८५१३-स, सहकार पणन व वस्त्रोद्योग विभाग, दिनांक ०४ जुलै २०१९.

उपरोक्त संदर्भ विषयाकडे आपले लक्ष वेधण्यांत येत आहे.

२/-

मनोरमा को-ऑप हौसिंग सोसायटी लि.संत नामदेव पथ,लेन नं.०२,डोंबिवली (पूर्व)ता.कल्याण
जि.ठाणे ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० व नियम १९६१ मधील तरतुदीनुसार नोंदणीकृत
सहकारी गृहनिर्माण संस्था असून तिचा नोंदणी क्रमांक टिएनएन/केएलएन/एचएसजी/(टिसी)/६३८/१९८५-८६
दिनांक २५/०२/१९८६ असा असून ती संस्था या कार्यालयाचे अधिकार कक्षेत येते.

उक्त संस्थेने उपरोक्त संदर्भ क्र.१ अन्वये संस्थेच्या इमारतीच्या पुनर्विकासाबाबतचा
प्रस्ताव दिनांक १०/०५/२०२३ रोजी या कार्यालयात सादर केला असून त्यामध्ये पुनर्विकासाच्या विशेष
सर्वसाधारण सभेसाठी प्राधिकृत अधिकारी यांची नियुक्ती करणेबाबत या कार्यालयाकडे विनंती केलेली आहे.

संस्थेचे वर नमुद संदर्भिय प्रस्तावातील मागणीनुसार उपरोक्त संदर्भ क्र.२ चे दिनांक
१०/०५/२०२३ रोजीचे आदेशान्वये संस्थेच्या विशेष सर्वसाधारण सभेसाठी श्री.श्रीकांत पाटील, सहकारी अधिकारी
(प्रथम श्रेणी) यांची प्राधिकृत अधिकारी म्हणून नियुक्ती करण्यात आली.

संस्थेने दिनांक ०५/०६/२०२३ रोजीचे या संस्थेच्या पुनर्विकासासाठी दिनांक
१८/०६/२०२३ रोजी विशेष सर्वसाधारण सभेचे आयोजन केल्याची सभेची नोटीस या कार्यालयास सादर केली.





The Art Of Design
Architects & Consultants

कलन - ४
दस्त क्र १०६९३ / २०२३
३७/१००

15/06/2023

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the adjacent land bearing C.T.S. No. 10015/A admeasuring 447.00 Sq. Mtrs. of Revenue- Dombivli, Tal- Kalyan, Dist.Thane within the limits of Kalyan- Dombivli Municipal Corporation & the said land can be developed as per the existing U.D.C.P.R. policy by utilizing F.S.I. under the said Scheme as per the rules & regulations of the Kalyan-Dombivli Municipal Corporation. The said land is adjacent to the proposed 12.00-Meter-Wide D. P. Road. The details are as under:

Sr.No.	Description	Area in Sq.M.
1	Area of the plot as per 7/12 Extract	N.A.
	Area as per Property Card	447.00
2	Area as per minimum plot boundary	Not confirmed
3	Deductions	
	a. Under Road	25.00
	b. Under reservation	NIL
	c. Plot not in possession	Not confirmed
4	Net plot area	422.00
5	F.S.I. Permissible (1.10)	464.20
6	Premium F.S.I. area (0.50)	223.50
7	TDR against Road (25.00 x 2)	50.00
8	TDR Permissible (447.00 x 0.65 = 290.55 - 50.00)	240.55
9	Additional FSI as per Chapter No.7 (0.30)	134.10
10	Ancillary FSI (464.20+223.50+50.00+240.55+134.10) x 0.60	667.41
11	Permissible Built-up area	1779.79
12	Proposed Built-up area	---
13	Balance area for DRC	N.A.
14	Total F.S.I. consumed	1.60

The above said calculation is as per D.P. Remark from Kalyan Dombivli Municipal Corporation.

This certificate is issued as per information provided, Document submitted & request made by The Owners and for valuation purpose only.

Yours faithfully,

FOR THE ART OF DESIGN

YASH VIJAY PATIL
(Architect)



कलन - ४
दस्तक्र. १०६५३ / २०२३
३८/१००

क. स. न. - ४
दस्तक्र. १०६५३ / २०२३
३८/२०

००१

CO-OPERATIVE HOUSING
SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. F.C./6238 and Date 25-2-86)

Authorised Share Capital Rs. 3500 Divided into 70 Shares each of Rs. 50/- only

Member's Register No. 1

THIS IS TO CERTIFY that Shri. Arvind Krishnaji Vaidya

of DOMBIVLI is the Registered Holder of 5 Shares from No. 1
to 5 of Rs. 50 EACH. [Total Rs. Two hundred and Fifty only]
in THE MANORAMA CO-OPERATIVE HOUSING SOCIETY LTD.

DOMBIVLI is subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rs. Fifty has been paid.

SEAL OF THE JOINT SUB-REGISTRAR, DISTRICT THANE



Chairman

Hon. Secretary

Member of the Committee

Y. R. PUSALKAR

P. T. O.

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कलान - ४
दस्त क्र. १०६४३/२०२३
३६/१००

Sl. No. of Transfer	Date of General Body/ Committee Meeting at which transfer was approved	To Whom Transferred	Sl. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sl. No. in the Share Register at which the name of the Transferee is recorded
1	2 1st meeting of committee held on 24th April 2023	3 Mithal Bhanwant Phatak E. S. Bhanwant Phatak	4 Sl. No. 1 Inform	5 Sl. No. 23 Inform
Chairman		Hon. Secretary		Committee Member
2	8.8.13	Kedar S. Sahasrabudhe Moryas K. Sahasrabudhe		Committee Member
Chairman		Hon. Secretary		Committee Member
3		Hon. Secretary		Committee Member
4		Hon. Secretary		Committee Member
5		Hon. Secretary		Committee Member



१६
२६
२०२३
१०६४३/२०२३
४ - १ - १९



THE MANDRAMA

CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registration No. F. 6/673 and Date 25-2-86)

No. 2

Authorised Share Capital Rs. 3500 Divided into 70 Shares each of Rs. 50/- only

Member's Register No. 2

THIS IS TO CERTIFY that Shri/Smt. Yashwant Raghunathan Pusalkar &

Mrs. Chaya Yashwant Pusalkar

of DOMBIVLI is the Registered Holder of [5] Shares from No. 6

to 10 of Rs. 50 EACH [TOTAL Rs Two hundred and fifty only]

in THE MANDRAMA CO-OPERATIVE HOUSING SOCIETY LTD.

DOMBIVLI (E) subject to the Bye-laws of the said Society and that upon each of

Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at DOMBIVLI this 15th

of AUGUST 1986.

P. B. PHASE Chairman

A. K. VAIDYA Hon. Secretary

X. B. PUSALKAR Member of the Committee

P. T. O.



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कलन - ४

वर्तक. १०६५३/२०२३

४०/१००

१००

कलन - ४
 दस्तक्र १०६५३/२०२३
 २९/१००

RECEIVED
 THE SECRETARY
 THE JOINT SUB REGISTRAR KATYAR
 BY THE REGISTRAR AND
 REGISTERED

1	Chairman	Hon. Secretary	Committee Member
2			
3	Chairman	Hon. Secretary	Committee Member
4			
5	Chairman	Hon. Secretary	Committee Member
6			
7	Chairman	Hon. Secretary	Committee Member
8			
9	Chairman	Hon. Secretary	Committee Member
10			
11	Chairman	Hon. Secretary	Committee Member
12			
13	Chairman	Hon. Secretary	Committee Member
14			
15	Chairman	Hon. Secretary	Committee Member
16			
17	Chairman	Hon. Secretary	Committee Member
18			
19	Chairman	Hon. Secretary	Committee Member
20			
21	Chairman	Hon. Secretary	Committee Member
22			
23	Chairman	Hon. Secretary	Committee Member
24			
25	Chairman	Hon. Secretary	Committee Member
26			
27	Chairman	Hon. Secretary	Committee Member
28			
29	Chairman	Hon. Secretary	Committee Member
30			
31	Chairman	Hon. Secretary	Committee Member
32			
33	Chairman	Hon. Secretary	Committee Member
34			
35	Chairman	Hon. Secretary	Committee Member
36			
37	Chairman	Hon. Secretary	Committee Member
38			
39	Chairman	Hon. Secretary	Committee Member
40			
41	Chairman	Hon. Secretary	Committee Member
42			
43	Chairman	Hon. Secretary	Committee Member
44			
45	Chairman	Hon. Secretary	Committee Member
46			
47	Chairman	Hon. Secretary	Committee Member
48			
49	Chairman	Hon. Secretary	Committee Member
50			



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3

कलन - ४
दिनांक. १०६५३ / २०२३
२/१००

००३

CO-OPERATIVE HOUSING
SOCIETY LIMITED

Registered under the Co-operative Societies Act (1960) (Registration No. 14/1960)

No. 3

Authorised Share Capital Rs. 2,00,000 Divided into 700 Shares each of Rs. 50 only
Member's Register No. 14

THIS IS TO CERTIFY that Mr. Subas Vishwanath Chavan

is the Registered Holder of 50 Shares from No. 11
to 12 of Rs. 50 each [Total Rs. Two thousand and fifty only]
in the Dombivli (E) CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the bye-laws of the said Society and that upon each of
such sum of Rupees Fifty has been paid.

Under the Common Seal of the said Society at Dombivli this 15th
day of August 1986.

P. B. PHASE Chairman

A. K. VIDYA Hon. Secretary

Y. K. PUSALKAR Member of the Committee

P. T. O.



Account of the transfers of the within mentioned Shares



कलन - ४
दस्तावेज क्र. १०६५३ / २०२३
२५ / १००

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved.	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded.
2	31st Nov - 2009 & 4th Feb - 2001 Managing committee meeting. Chairman <i>[Signature]</i>	Mr Arvind Atmaram Malandkar & Mrs Priti Arvind Malandkar Hon. Secretary <i>[Signature]</i>	4	5 y.R. Pawar Committee Member.
3	Chairman	Hon. Secretary		Committee Member.
4	Chairman	Hon. Secretary		Committee Member.
5	Chairman	Hon. Secretary		Committee Member.

कलन - ४
दस्त क्र० ६५३ / २०२३
२६/१००

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CO-OPERATIVE HOUSING
SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. FC/638 and Date 25-2-86)

MANORAMA.

Authorised Share Capital Rs. 3500 Divided into 70 Shares each of Rs. 50/- only
Member's Register No. 5

THIS IS TO CERTIFY that Shri/Smt. Vilas Yogiraj Wani.

of DOMBIVLI is the Registered Holder of [5] Shares from No. 21
to 25 of Rs. 50 EACH [TOTAL Two hundred and fifty only.]

CO-OPERATIVE HOUSING SOCIETY LTD.

in THE MANORAMA

DOMBIVLI (E) subject to the Bye-laws of the said Society and that upon each of the sum of Rupees Fifty has been paid.

SEEN under the Common Seal of the said Society at DOMBIVLI this 15th

UGUST 1986.

Chairman

Hon. Secretary

Member of the Committee

P. T. O.



कलन - ४
 दस्तक्र. १०६५३ / २०२३
 २० / १००

Memorandum of the transfers of the within mentioned Shares

Sr. No. of SHEET OF THE JOINT SUB REGISTRAR जि. वणे Dist. Thane	Date of General Body/ Meeting Committee Meeting at which transfer was approved.	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3	4	5
	Gen. Body 18.10.1992	Suresh Ramchandra Kshirsagar H. Secretary	Sr Nos 21 to 25	42 P. S. P. S. Committee Member
2		Hon. Secretary		Committee Member
3		Hon. Secretary		Committee Member
4		Hon. Secretary		Committee Member
5		Hon. Secretary		Committee Member

