

43	New Gajant	C/43	Smt. Anne Koshiy	<i>AKoshiy</i>
44	New Gajant	C/44	Shri Raghuvir C. Shanbhag	<i>Rashanbhag</i>
			Smt. Asmita Raghuvir Shanbhag	<i>Asmita Shanbhag</i>
45	New Gajant	A/45	Dr. Manmohan Sharma	<i>Manmohan</i>
46	New Gajant	A/46	Shri Vasant Sakharan Patil	<i>Vasant Patil</i>
47	New Gajant	A/47	Smt. Mohana M. Walawalkar	<i>Mohana Walawalkar</i>
48	New Gajant	A/48	Shri Swapnil P. Deshpande	<i>Swapnil Deshpande</i>
			Smt. Shubhangi P. Deshpande	<i>Shubhangi Deshpande</i>
49	New Gajant	B/49	Shri Hemendra Bharatkumar Trivedi	<i>Hemendra Trivedi</i>
50	New Gajant	B/50	Kum. Varsha Pannalal Shah	<i>Varsha Shah</i>
51	New Gajant	B/51	Shri Mahipati Pandurang Satpute	<i>Mahipati Satpute</i>
		C/52	Smt. Yogita Harish Mazgaonkar	<i>Yogita Mazgaonkar</i>
			Shri Harish M Mazgaonkar	<i>Harish Mazgaonkar</i>
		C/53	Smt. Asavaree Abhay Narvekar	<i>Asavaree Narvekar</i>
		C/54	Shri Raghunath Parshuram Powale	<i>Raghunath Powale</i>



For Paradise Tower CHSL			For Shraddha Prime Projects Ltd.	
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Chairman	Secretary	Treasurer	Santosh Samant, Director	



55	New Gajant	C/55	Smt. Susheela Ramesh Tatelu	<i>[Signature]</i>
56	Shwetdepkala	A/1	Shri Mukund Manohar Prabhavalkar	<i>[Signature]</i>
57	Shwetdepkala	A/2	Smt. Minal Mohan Bhanage	<i>[Signature]</i>
58	Shwetdepkala	A/3	Shri Rajesh Narayan Kode	<i>[Signature]</i>
59	Shwetdepkala	A/4	Smt. Mohana Arvind Wavikar	<i>[Signature]</i>
60	Shwetdepkala	B/5	Smt. Sumedha Navinchandra Nesarikar	<i>[Signature]</i>
61	Shwetdepkala	B/6	Shri Arun Vishnu Ralkar	<i>[Signature]</i>
62	Shwetdepkala	B/7	Smt. Asha Dattatray Save	<i>[Signature]</i>
63	Shwetdepkala	A/8	Smt. Prabha Anand Nadkarni	<i>[Signature]</i>
64	Shwetdepkala	A/9	Smt. Sarojini Raju Jathan	<i>[Signature]</i>
65	Shwetdepkala	A/10	Smt. Harshada Hareshwar Patil	<i>[Signature]</i>
66	Shwetdepkala	A/11	Smt. Vimal Parashuram Patil	<i>[Signature]</i>
67	Shwetdepkala	B/12	Shri Prabhakar Kashinath Save	<i>[Signature]</i>
68	Shwetdepkala	B/13	Shri Amey Shrikrishna Damle	<i>[Signature]</i>
69	Shwetdepkala	B/14	Shri Suryakant Bhaskar Raut	<i>[Signature]</i>

For Paradise Tower CHSL

For Shraddha Prime Projects Ltd.

Chairman

Secretary

Treasurer

Santosh Samant, Director



70	Shwetdepkala	A/15	Shri Vikas Gajanan Patil	<i>[Signature]</i>
			Smt. Ujwala Vikas Patil	<i>[Signature]</i>
71	Shwetdepkala	A/16	Shri Tulasidas Shankar Naik	<i>[Signature]</i>
			Shri Mahendra Shankar Naik	<i>[Signature]</i>
72	Shwetdepkala	A/17	Shri Kishor Madhav Patil	<i>[Signature]</i>
73	Shwetdepkala	A/18	Shri Nimesh Pravinchandra Pandya	<i>[Signature]</i>
			Smt. Hansaben Pravinchandra Pandya	<i>[Signature]</i>
74	Shwetdepkala	B/19	Smt. Nutan Nandkumar Patil	<i>[Signature]</i>
75	Shwetdepkala	B/20	Shri Umesh Sadanand Adarkar	<i>[Signature]</i>
76	Shwetdepkala	B/21	Smt. Sulabha Pandurang Kolhatkar	<i>[Signature]</i>
	Shwetdepkala	A/22	Shri Meghjeet Jitendra Vartak	<i>[Signature]</i>
	Shwetdepkala	A/23	Shri Pankaj Chandrakant Pandya	<i>[Signature]</i>
79	Shwetdepkala	A/24	Smt. Suman Michel debetto	<i>[Signature]</i>
			Shri Michel debetto	<i>[Signature]</i>
80	Shwetdepkala	A/25	Smt. Rajani Ramesh Thakur	<i>[Signature]</i>



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२०	२९	३०

For Paradise Tower CHSL			For Shraddha Prime Projects Ltd	
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Chairman	Secretary	Treasurer	Santosh Samant, Director	



81	Shwetdepkala	B/26	Shri Narendra Madhav Vartak	eNarendra
			Shri Nikhil Narendra Vartak	eNarendra
82	Shwetdepkala	B/27	Smt. Geeta Vijay patil	Geeta
83	Shwetdepkala	B/28	Smt. Surekha Prakash Mainkar	Surekha
84	Shwetdepkala	A/29	Shri Suryakant Ramanlal shah	Suryakant
85	Shwetdepkala	A/30	Smt. Chandragauri Chandrakant Pandya	Chandragauri
			Shri Kirit Chandrakant Pandya	Kirit
86	Shwetdepkala	A/31	Shri Dharmesh Buddhisagar Shah	Buddhisagar
			Smt. Manisha Dharmesh Shah	Manisha
87	Shwetdepkala	A/32	Smt. Narmadaberi B. Nalgi	Narmadaberi
88	Shwetdepkala	B/33	Smt. Mamta Sankar Oltkar	Mamta
89	Smitanjali	A/1	Smt. Smita Subhash Kaluskar	Smita
90	Smitanjali	A/2	Smt. Vaishali Hirach	Vaishali
91	Smitanjali	B/3	Shri Kirit Pandya	Kirit Pandya

For Paradise Towers CHSL project. For Shraddha Prime Projects

Chairman	Secretary	Treasurer	Santosh Samant, Director
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92	Smitanjali	A/4	Shri Kaustubh Vinayak Khambete	<i>[Signature]</i>
93	Smitanjali	B/5	Shri Balakrishna Dhondu Satam	<i>[Signature]</i>
94	Smitanjali	B/6	Smt. Suvidya Arvind Revandkar	<i>[Signature]</i>
95	Smitanjali	B/7	Shri Amey Sadashiv Joshi	<i>[Signature]</i>
96	Smitanjali	B/8	Shri Prabhakar Vaman Kolhe	<i>[Signature]</i>
97	Smitanjali	A/9	Shri Sneh Mansukh Waghela	<i>[Signature]</i>
			Smt. Jyoty Mansukh Waghela	<i>[Signature]</i>
98	Smitanjali	A/10	Smt Manjulaben Bansilal Shah	<i>[Signature]</i>
			Shri Vikesh Bansilal Shah	<i>[Signature]</i>
99	Smitanjali	A/11	Shri Amol R. Patil	<i>[Signature]</i>
			Smt. Asmita Amol Patil	<i>[Signature]</i>
100	Smitanjali	A/12	Smt. Pallavi Pralhad Desai	<i>[Signature]</i>
101	Smitanjali	B/13	Smt. Leena Kiran Dalvi	<i>[Signature]</i>
102	Smitanjali	B/14	Smt. Veena A. Mahida	<i>[Signature]</i>
103	Smitanjali	B/15	Smt. Shubhada D. Chavan	<i>[Signature]</i>
104	Smitanjali	B/16	Smt. Nilima Rajendra Javanjal	<i>[Signature]</i>



For Paradise Tower CHSL			For Shraddha Prime Projects Ltd.	
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Chairman	Secretary	Treasurer	Santosh Samant, Director	



105	Smitanjali	A/17	Shri. Tejas P. Dalal	
			Smt. Tejal Tejas Dalal	
106	Smitanjali	A/18	Shri. Smita N. Sarang	
107	Smitanjali	A/19	Shri. Mansukh J. Waghela	
			Smt. Jyoti Mansukh Waghela	
108	Smitanjali	A/20	Shri. Ramkrishna Karnat	
109	Smitanjali	B/21	Smt. Urmila S. Nadkarni	
110	Smitanjali	B/22	Smt. Vijaya R. Pradhan	
111	Smitanjali	B/23	Shri. Anand R. Puranik	
112	Smitanjali	B/24	Shri. Unmesh Hires Mayekar	
113	Smitanjali	A/25	Shri. Vijay S. Sangle	
114	Smitanjali	A/26	Shri. Vishwas A. Sakunde	
115	Smitanjali	A/27	Shri. Sudhir Patrie Sarvaria	
116	Smitanjali	A/28	Shri. Nilesh Parab	
			Smt. Geeta Zile Parab	
117	Smitanjali	B/29	Smt. Pallavi Shikri	
118	Smitanjali	B/30	Shri. Rajat Javahar	
119	Smitanjali	B/30	Shri. Popat Javahar	

For Paradise Tower CHSL		For Shraddha Prime Projects Ltd.	
Chairman	Secretary	Treasurer	Santosh Samant, Director



[Handwritten notes and signatures are present throughout the page, including names like Mrs. A.S.M., P.A.N., and various initials and dates.]

			Shri. Pratik S. Kanitkar	<i>Pratik</i>
120	Smitanjali	B/32	Shri. Arun V. Dalvi	<i>Arun</i>
121	Prajakta	A/1	Smt. Hemlata Sham Yekhe	<i>Hemlata</i>
122	Prajakta	A/2	Shri Yatin Raghunath Powle	<i>Yatin</i>
123	Prajakta	A/3	Smt. Sheela Laleet Talwadekar	<i>Sheela</i>
			Shri Shreeraj Laleet Talwadekar	<i>Shreeraj</i>
124	Prajakta	B/4	Smt. Rajashree Rajaram Panchal	<i>Rajashree</i>
125	Prajakta	B/5	Smt. Sudha Raghunath Joshi	<i>Sudha</i>
126	Prajakta	B/6	Shri Manohar Govind Nirgun	<i>Manohar</i>
127	Prajakta	A/7	Shri Bhupendra Krishnakant Samel	<i>Bhupendra</i>
			Smt. Ashwini Avinash Gore	<i>Ashwini</i>
			Smt. Lata Tanajirao Jagadale	<i>Lata</i>
130	Prajakta	B/10	Smt. Medha Pradeep Barge	<i>Medha</i>
131	Prajakta	B/11	Shri Bhavesh Laljibhai Chudasama	<i>Bhavesh</i>
132	Prajakta	B/12	Smt. Rhucha Zile Parab	<i>Rhucha</i>



For Paradise Tower CHSL			For Shradha Prime Projects Ltd.	
Chairman	Secretary	Treasurer	Santosh Samant, Director	



			Shri Sagar A. Walwadkar	<i>Gorab P.O.A.</i>
133	Prajakta	A/13	Smt. Asha Prakash Paranjape	<i>Arparanjape</i>
134	Prajakta	A/14	Smt. Geeta Kamlesh Pandya	<i>Gurukul Pandya</i>
135	Prajakta	A/15	Shri Mohan Shivrani More	<i>More</i>
136	Prajakta	B/16	Smt. Hemlata Jayantilal Merchant	<i>B/S Merchant</i>
137	Prajakta	B/17	Shri Nilesh Mahadev Kadam	<i>Kadam</i>
			Smt. Swapna Nilesh Kadam	<i>Sukadani</i>
138	Prajakta	B/18	Smt. Priyali Rajendra Rane	<i>Rane</i>
139	Prajakta	A/19	Shri Arvind Vijaykumar Haldankar	<i>Arvind</i>
140	Prajakta	A/20	Shri Arvind Vijaykumar Haldankar	<i>Arvind</i>
141	Prajakta	A/21	Shri Prabhakar Atmaram Sardesai	<i>Sardesai</i>
142	Prajakta	B/22	Shri Vasudeo Vitthal Samant	<i>Samant</i>
143	Prajakta	B/23	Shri Ratan Sitaram Gawade	<i>Gawade</i>
144	Prajakta	B/24	Shri Suryakant Balkrishna	<i>Suryakant</i>
145	Prajakta		Shri Santosh S. Malayekar S. Ladu	<i>Malayekar</i>



For Paradise Tower CHSL For Shraddha Prime Projects Ltd

<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Chairman	Secretary	Treasurer	Santosh Samant, Director



[Handwritten notes and signatures on the left margin, including names like S.M.W., A.S.M., and various initials.]

[Handwritten notes and signatures on the right margin, including names like P.O.A., Arparanjape, Gurukul Pandya, and various initials.]

			Shri Mehul R. Ladu	Mehul R. Ladu
			Shri Ashish R. Ladu	Ashish R. Ladu
146	Prajakta	A/26	Shri Prakash Dhondu Satam	Prakash
147	Prajakta	A/27	Shri Dolatrai Bhagwanji Naik	Dolatrai
148	Prajakta	B/28	Shri Satish Shrikant Bhole	Satish

WHEREAS under the registered Indenture of Conveyance dated 22nd February, 1980, New Gajant Co-operative Housing Society Ltd., (for the sake of brevity hereinafter referred to as "the New Gajant"), a Co-operative Society registered under the Maharashtra Co-operative Societies Act, 1960 having Registration No. BOM.HSG 5960 of 1979 had acquired right, title and interest of Mr. Jayantilal Lallubhai Parekh and Four others in all that piece and parcel of land admeasuring at about 2658 sq.yds equivalent to 2222 sq. mtrs bearing Plot No. 7, bearing Survey No. 16 and 15 (H/2), 145 (H/1), 152, situated at Village - Magathane, Taluka - Borivali, B.S.D. at Borivali (W), Mumbai 400 092 in the registration and Sub-District and District of Mumbai City and Mumbai suburban and more particularly described in the First Schedule written herein below

AND WHEREAS the said New Gajant is having 55 members occupying their respective flats in the building constructed on the above-recited piece and parcel of land bearing Plot No. 7, and more particularly described in the First Schedule written herein below and as incidental to the membership, the said 55 members were allotted with five shares in the share capital of the Society under the Share Certificate issued to each of such members respectively. The Particulars of the names of the members, flat numbers, floor numbers, the area of the

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each flat and the shares issued with their respective Share Certificate Numbers are more particularly set out in the statement annexed hereto and marked as **Annexure "1"**.

AND WHEREAS under the registered Indenture of Conveyance dated 22nd February, 1980, Prajakta Co-operative Housing Society Ltd., (for the sake of brevity hereinafter referred to as "the Prajakta"), a Co-operative Society registered under the Maharashtra Co-operative Societies Act, 1960 having Registration No. BOM.HSG 5937 of 1979 had acquired right, title and interest of Sarta Jayantilal Parekh and Four others in all that piece and parcel of land bearing Survey No. 16, Survey No. 15, Hissa No. 2 and Survey No. 145, Hissa No. 1 and Survey No. 152, CTS No 63 and 65 and subdivided Plot No. 1 situated in Village Magathane, Taluka -Borivali, B.S.D. at at Borivali (W.), Mumbai - 400 092, admeasuring at about 1222.00 sq.yds., equivalent to 1022 sq.mtrs. in the registration and Sub District and District Mumbai City and Mumbai Suburban and more particularly described in the **Second Schedule** written herein below.

AND WHEREAS the said Prajakta is having 28 members occupying their respective flats in the building constructed on the above recited piece and parcel of land bearing Plot No. 1, and more particularly described in Second Schedule written herein below and as incidental to the membership, the said 28 members were allotted with five shares in the share capital of the Society under the Share Certificate issued to each of such members respectively. The Particulars of the names of the members, flat numbers, floor numbers, the area of the each flat and the shares issued with their respective Share Certificate Numbers are more particularly set out in the statement annexed hereto and marked as **Annexure "2"**.

AND WHEREAS under the registered Indenture of Conveyance dated 18th October, 1979, Shwet Deep Mala Co-operative Housing Society Ltd., (for the sake of

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brevity hereinafter referred to as "the Shwet Deep Mala", a Co-operative Society registered under the Maharashtra Co-operative Societies Act, 1960, having Registration No. BOM.HSG 5907 of 1979 had acquired right, title and interest of Sarla Jayantilal Parekh and Four others in all that piece and parcel of land situated at Village - Magathane Taluka - Borivali, B.S.D. at Borivali (W), Mumbai - 400 092, Taluka Borivali, B.S.D. being portion of the property bearing Survey No. 16, Survey No. 15, Hissa No. 2 and Survey No. 145, Hissa No. 1 and Survey No. 152 and bearing subdivided Plot No. 6 admeasuring at about 1583 sq.yds., equivalent to 1324 sq.mtrs. in the registration and Sub District and District Mumbai City and Mumbai Sub-urban and more particularly described in the **Third Schedule** written herein below.

AND WHEREAS the said Shwet Deep Mala is having 33 members occupying their respective flats in the building constructed on the above recited piece and parcel of land bearing Plot No. 6, and more particularly described in Third Schedule written herein below and as incidental to the membership, the said 33 members were allotted with five shares in the share capital of the Society under the Share Certificate issued to each of such members respectively. The Particulars of the names of the members, flat numbers, floor numbers, the area of the each flat and the shares issued with their respective Share Certificate numbers are more particularly set out in the statement annexed hereto and marked as **Annexure "3"**

AND WHEREAS under the registered Indenture of Conveyance dated 18th October, 1979, duly registered before the joint Sub registrar, Smitanjali Co-operative Housing Society Ltd., (for the sake of brevity hereinafter referred to as "the Smitanjali"), a Co-operative Society registered under the Maharashtra Co-operative Societies Act, 1960 having Registration No. BOM.HSG 5918 of 1979 had acquired right, title and interest of Sarla Jayantilal Parekh and 4 others in all that

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piece and parcel of land bearing Plot No. 5, admeasuring at about 1583 sq.yds equivalent to 1324 sq.mtrs. bearing Survey No. 16, Survey No. 15, Hissa No. 2 and Survey No. 145, Hissa No. 1 and Survey No. 152 and bearing subdivided Plot No. 5, situated at Village - Magathane, Taluka - Borivali, B.S.D. at Borivali (W.), Mumbai - 400 092, admeasuring at about 1583 sq.yds equivalent to 1324.00 sq. mtrs, CTS No. 63/1 to 63/11 of Village - V.A. Mahadev, Magathane and more particularly described in the **Forth Schedule** written herein below.

AND WHEREAS the said Smitanjali is having 32 members occupying their respective flats in the building constructed on the above recited piece and parcel of land bearing Plot No. 5, and more particularly described in Forth Schedule written herein below and as incidental to the membership, the said 32 members were allotted with five shares in the share capital of the Society under the Share Certificate issued to each of such members respectively. The Particulars of the names of the members, flat numbers, floor numbers, the area of the each flat and the shares issued with their respective Share Certificate Numbers are more particularly set out in the statement annexed hereto and marked as **Annexure "4"**.

AND WHEREAS all that piece and parcel of land and as described in First, Second, Third and Fourth Schedule written herein below and owned and seized by each of the said Society's viz. New Gajant, Projakta, Gajant Deep Mala and Smitanjali are hereinafter for the sake of brevity collectively referred to as "the said properties" and the said Four Societies for the sake of brevity are hereinafter collectively referred to as "each of the said Societies".

AND WHEREAS each of the said Societies hereto have their piece and parcel of land and more particularly described in First, Second, Third and Fourth Schedule written herein below in the same compound and having a common access and each of the societies are entitled to

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share proportionately rights, benefits and obligations in respect of internal road and recreation ground and open space as detailed in the Deeds of Conveyance obtained by each of the Societies.

AND WHEREAS the buildings of the each of the said Societies which exists on their respective plot of lands as acquired by each of the such Societies under each of their respective Deeds / Indenture of Conveyance as recited hereinabove and which are in use and occupation of the members of each of the such Societies have been constructed sometime in the year 1983-84 and presently all these buildings are in deteriorated conditions and expenses required to be incurred in repairing the same would not enhance the life of the same and in the said premises, each of the Societies and its respective members have unanimously resolved to have the said properties to be re-developed under the provisions of Development Control & Promotion Regulations - 2034 (hereinafter for the sake of brevity it will be written as the DCPR-2034) and inclusive of all the subsequent modification, and notifications thereto, by demolition of the existing buildings, by utilizing plot potential i.e. permissible F.S.I. and admissible T.D.R./ F.S.I. as may be allowed as per the regulation / Act as may be in force from time to time as per D.C.P.R-2034 and of M.C.G.M more particularly described u/s. 33(7)B of DCPR 2034 and any notification from government and construction of new building for the members of each of its respective Societies.

AND WHEREAS by virtue of inter-se discussion between the office bearers of each of such societies herein and ratified by the majority of the members of each of such societies, each of the Societies hereto have in principle agreed to proceed for redevelopment of their respective piece and parcel of land by demolishing their existing structures by amalgamation of each of their respective piece and parcel of land and to form one Co-operative

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Housing Society subject to obtaining suitable/ viable offer from the prospective Developers.

AND WHEREAS pursuant to the meetings held by each of such societies of its members, it was unanimously decided by the members of each of such societies with the redevelopment of their respective piece and parcel of land by amalgamation of their plots and by inviting common bid from the intending Developers and by appointing common professionals including Project Management Consultant, Solicitor and Advocate and such other professionals as may be deemed necessary to undertake the said redevelopment project. Hereto annexed and marked as **Annexure "5"** collectively are the copies of the Resolutions passed by each of such societies mutually agreeing to redevelop their respective piece and parcel of land by amalgamation and by inviting common bid.

AND WHEREAS to make common representation, each of such Societies have agreed to execute and had executed a Memorandum of Understanding dated 10th Feb 2014 recording terms of understanding arrived at for redevelopment of their respective piece and parcel of land by demolition of their existing buildings and by undertaking necessary process for amalgamation of the properties / Societies with the consent and permission of the Registrar of Co-operative Societies as required under the provisions of Maharashtra Co-operative Societies Act, 1960.

AND WHEREAS on the strength of the mutual understanding arrived at and approved by general body of the members of each of such Societies, a necessary Application has been made to the Dy. Registrar of Co-operative Society R-North Ward, Borivali (W), Mumbai - 400 092 under the provision of Section 17 of Maharashtra Co-operative Societies Act, 1960 r/w. Rule No. 16(2) of Maharashtra Co-operative Societies Rules, 1961 for amalgamation of each of such Societies with one another

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and to form a new venture by the name "Paradise Tower" Co-operative Housing Society Ltd subject to the compliance of the provision of the said section 17 r/w. Rule 16(2) of Maharashtra Co-operative Societies Rules, 1961.

AND WHEREAS Kosamgo Nagar situated at Magathane Village, Borivali (W), Mumbai 400 092 in Taluka Borivali where piece and parcel of each of the aforesaid Societies are situated are consisting of six co-operative Societies namely each of the above recited four Societies and Meghalok Co-operative Housing Society Ltd (Meghalok) and Meenant Co-operative Housing Society Ltd (Meenant) having individual ownership of the respective plots obtained by each of such Societies under respective Indenture of Conveyance and are having joint ownership of Internal Road having CTS No. 63/3, admeasuring at about 1552.6 sq.mtrs. and Recreation Ground having CTS No. 63/10, admeasuring at about 1844.8 sq.mtrs.

AND WHEREAS the said Internal Road and Recreation Ground are part of the larger plot and separate property cards were issued having separate CTS numbers viz. CTS No. 63/3 and CTS No. 63/10 and accordingly allotted to both Internal Road and Recreation Ground. The entire layout and the building plans were accordingly approved by the concerned authorities consisting of 7 subplots, Internal Road and Recreation Ground as per the then applicable MCR / MCGM Rules under File No. CHE 197/LOR dated 9th May 1980.

AND WHEREAS the said Meghalok and Meenant are developing their respective buildings individually and each of the aforesaid four Societies have agreed to carry out the redevelopment of their respective buildings jointly after following the process of amalgamation and revision of layout to that effect. (Each of the aforesaid four Societies and the said Meghalok and Meenant are hereinafter for the sake of brevity referred to as "the said Societies").

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AND WHEREAS admittedly the areas mentioned in the property card and Conveyance Deeds that have obtained by each of the above recited Societies are not matching, however the share of entire gross plot are matching as per the Property Registration Card and CTS plan.

AND WHEREAS after series of discussions, each of the Societies had, the said Societies have come together and finalized the gross area of their respective plots amongst themselves and the term recording the said understanding have been recorded in the form of Memorandum of Understanding dated 9th Jan 2018 wherein gross area of their respective plots have been duly demarcated and which has been signed and attested by the office bearer of all the said Societies. Hereto annexed and marked as **Annexure "6"** is the copy of the said Memorandum of Understanding dated 9th Jan 2018.

AND WHEREAS in order to facilitate the redevelopment, each of the said Societies with the consent of their respective members have mutually agreed to revise the existing layout by distributing the jointly owned properties of Internal Road and Recreation Ground amongst themselves and accordingly, the plan showing area / boundaries for each of the Societies have been prepared and attested by office bearer of each of the said Societies and it was mutually agreed that the said Meghalok and Meenant will proceed with their individual re-development and each of the four Societies are herein above recited will proceed with the re-development after amalgamation with each other as per the said revised layout. The terms recording the aforesaid and each of the Societies giving NOC for restoring common utility services such as electricity power, drainage, water and gas connection etc. for the distribution of land / area of Internal Road and Recreation Ground were duly recorded in the form of Memorandum of Understanding dated 16th Jan 2018 and Revised Layout Plans were mutually agreed and decided have been initialed by office bearer of each

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of the said Societies. Hereto annexed and marked as **Annexure "7"** is the copy of the said Memorandum of Understanding dated 16th Jan 2018.

AND WHEREAS in terms of the aforesaid understanding arrived at and as per the Revised Layout Plans duly approved by each of the said Societies, it was agreed and understood that each of the said Societies are going in for re-development, will have the right to avail the benefit of FSI based on their respective plots as annexed to the above recited Memorandum of Understanding dated 16th Jan 2018.

AND WHEREAS it was explicitly understood and agreed by all the said six Societies and each of the said Societies covenanted, declared and admitted that once the concerned authority approves the revised layout as annexed to the above recited Memorandum of Understanding with such variations as the concerned authority may deemed fit and proper and during the pendency of its approval from the City Survey office Borivali and / or till generation of revised P.R. Card, each of the aforesaid two Societies namely Meghalok and Meenant shall have right to take possession of its entitled additional portion of land in accordance with the approved revised layout and to demarcate the same by erecting a compound wall to its entire revised plot and save and except the said approved revised layout and demarcated portion taking possession of by Meghalok and Meenant, the balance revised portion of land as per the revised layout shall be entitled to and shall belongs to each of the above recited four Societies and they are entitled to proceed with the re-development of the same on the terms and conditions as may be agreed between each of the said Society and the Developer herein.

AND WHEREAS in furtherance of the Resolution passed by the General Body of the members of each of such Societies and pending the process of amalgamation, each of such Societies had appointed Project Management

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Consultant (hereinafter referred to as "the PMC") and followed the entire procedure for the selection of the Developer and appointed M/s. Rajesh Infraspaces Pvt. Ltd.

AND WHEREAS due to considerable delay in obtaining necessary order for amalgamation of each of the Societies in one Society and also due to considerable delay in obtaining necessary orders from the concerned authority for amalgamation and sub-division of the lay-out with the Societies and for other such reasons best known to said M/s. Rajesh Infraspaces Pvt. Ltd., the said M/s. Rajesh Infraspaces Pvt. Ltd. itself shown its inability to proceed further for redevelopment of each of the said Societies building by obtaining necessary orders for amalgamation and approval of common lay out and hence under its letter dated 20th Feb 2021 the said M/s. Rajesh Infraspaces Pvt. Ltd. categorically conveyed its intention to each of the said society to withdraw themselves from the said proposed redevelopment unconditionally and also withdraw all its offers pertains to redevelopment of each of the societies building and each of the Society has accepted the same and appointment of M/s. Rajesh Infraspaces Pvt. Ltd. as a Developers has been fully terminated by addressing necessary correspondence by each of the said Society which are collectively annexed and marked as **Annexure "8"** hereto.

AND WHEREAS in furtherance of the aforesaid correspondence, each of such Societies had scraped the entire procedure followed for the appointment of earlier PMC, Advocates and the said M/s. Rajesh Infraspaces Pvt. Ltd. and with the consent of General Body of the members of each of such Societies, they have started fresh proposal for redevelopment of their respective properties by obtaining necessary order of amalgamation from the concerned Registrar of Co-operative Societies under Section 17 of Maharashtra Co-operative Societies Act, 1960 R/w. Rule 16(2) of Maharashtra Co-operative Societies Rule, 1961.

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AND WHEREAS on the Resolution passed by the General Body of the members of each of such Societies, each of such Societies has appointed new PMC M/s. M M ARCHS, for the proposed demolition of their respective existing buildings and redevelopment of new building/s for members of each of such Societies by utilizing plot potential i.e. permissible F.S.I. and admissible T.D.R. or any additional F.S.I. as may be allowed as per the regulation / Act as may be in force from time to time together with the rights to sell and/or dispose-off the additional residential premises that may be made available by the concerned authorities while approving the plans. The each of the four societies have also confirmed the appointment of their Solicitor for guiding the Societies on legal documentations for the subject redevelopment.

AND WHEREAS the members of the each of the said Societies has approached M/s. Shradha Landmark Pvt. Ltd. and expressed their willingness to consider their appointment as its prospective Developers for the proposed redevelopment of their respective societies on obtaining necessary order of amalgamation and approval to the common layout for the proposed demolition of their respective existing buildings and redevelopment of new building/s for members of each of such Societies by utilizing plot potential i.e. permissible F.S.I. and admissible T.D.R. or any additional F.S.I. as may be allowed as per the regulation / Act as may be in force from time to time together with the rights to sell and/or dispose-off the additional residential premises that may be made available by the concerned authorities while approving the plans.

AND WHEREAS on the request of these said four societies, M/s. Shradha Landmark Pvt. Ltd. have forwarded their best offer Dated 6th Feb 2021 for the said redevelopment of all these said societies and the said offer was discussed and accepted unanimously by the

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General body of the said four societies and M/s. Shraddha Landmark Pvt. Ltd has been appointed as the Developer for the said redevelopment of the said societies and necessary letter of intent was issued to that effect on 29th May 2021.

AND WHEREAS by an order dated 29th December 2021 passed by MCGM, the revised layout plan as submitted by the above referred six Societies were finally approved with necessary demarcation allotted to each of the aforesaid four Societies and also to the Meghalok and Meenant. Copy of the said revised layout plan along with the letter / order dated 29th December 2021 passed by MCGM is annexed and marked as **Annexure "9"**.

AND WHEREAS on an Application filed by each of the aforesaid four Societies under the provision of Section 17 of Maharashtra Co-operative Societies Act, 1960 r/w. Rule No. 16(2) of Maharashtra Co-operative Societies Rules, 1961 for amalgamation of each of such Societies with one another and to form a new venture by the name "Paradise Tower" Co-operative Housing Society Ltd, the Dy. Registrar of Co-operative Society R-North Ward, Mumbai by following due process and after giving an opportunity of being heard to the Managing Committee of each of the aforesaid Societies representing each of their members have allowed the said Applications by passing his order dated 12.07.2021 thereby granting approval and sanction to the scheme of amalgamation of each of the said Society and formation of new venture by the name "Paradise Tower" Co-operative Housing Society Ltd, and proceed to issue new Registration Certificate registering the said new venture on amalgamation of each of such Society on 18.08.2021 bearing Registration No. MUM/WR-N/HSG/ TC/ 16068 /2021-22. Hereto annexed and marked as **Annexure "10"** is the copy of the said Registration Certificate U/No. MUM/WR-N/HSG/ TC/ 16068 /2021-22. The said "Paradise Tower" Co-operative Housing Society Ltd. is a newly formed venture of each of the aforesaid four Societies after their

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