shall however obtain approval for the maximum potential FSI at the time of commencement of the project.

बदर - २५

८३२९	८६	९८७

२८२२

29. STAMP DUTY AND REGISTRATION CHARGES

The parties hereto have agreed to treat this Redevelopment Agreement as a Principal Document under section 4 of the Bombay Stamp Act, 1958. The stamp duty, registration charges and GST relating to this document shall be entirely borne and paid by the Developer. But Any members who is not signing the DA and AAA agreement will have to borne the Registration stamp duty charges of the flat along with any statutory charges as applicable. For any additional area purchased by an existing member of the society, the stamp duty, registration charges and GST and any other applicable charges as per law shall be paid by such member to the extent of the additional area.

30. TAXES AND OTHER OUTGOINGS :

It is agreed that all Taxes or any other levy or levies, imposition, outgoings in respect of this transaction or arising out of the matter connected with the said property or this agreement, shall be borne and paid respectively by the developer.

31. ENTIRE AGREEMENT

This Agreement sets forth the entire Agreement and understanding between the parties as to the subject matter hereof and supersedes all negotiations, commitments, writings, deeds, agreements prior to the date hereof pertaining to the subject matter of this Agreement.

32. MISCELLANEOUS

27.1 The headings to various clauses of this Agreement are given for the purpose of convenience and do not form part of this Agreement and shall not control or affect meanings of the said clauses.

27.2 This agreement is executed in duplicate and each copy would be considered as an original.

27.3 This Agreement shall not be varied or modified except by an instrument in writing signed by all the parties.

33. JOINT MEASUREMENT

THE SEAL OF THE SUB REGISTRAR

बदर - १५
४७७
८७
२०२२

38

Before the Society's "Existing Members" are put in possession of their respective **Permanent Alternative Premises**, the Society and its Architect jointly with the Architects of the Developer shall be entitled to take final measurement of their respective **Permanent Alternative Premises**for ascertaining the assured carpet area before taking possession. On account of construction, a variation of +/- 1 % to 3% in the final area shall be allowed without any compensation to either party.

Permanent Alternative		
6389	CC	969

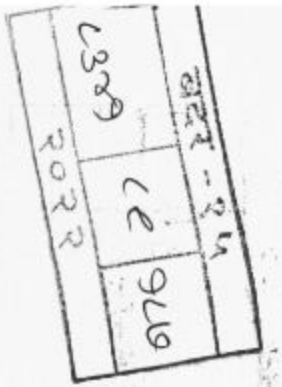
34. QUALITY/DEFECT LIABILITY

The Developer shall construct the New Building in accordance with the plans and specifications as are approved by the concerned Planning Authority and/or concerned Statutory Authority. The Developer shall be responsible for the quality of construction of the New Building and the Existing Member's 'Permanent Alternative Premises'. In the event, if any defect in the New Building or material used in the construction of the Existing Member's 'Permanent Alternative Premises', is brought to the notice of the Developer within a period of One (1) year from the date of the Developer handing over the possession of the New Building to the Society and 'Permanent Alternative Premises' to the "Existing Members", then and in such an event, the defects, wherever possible, be rectified by the Developer to the satisfaction of the Society and the respective "Existing Members" as the case may be, free of cost and where such rectification/ repairs are found to be not feasible, then in such case the Society and the respective "Existing Members" shall be entitled for reasonable compensation from the Developer for such defects, PROVIDED that the Developer shall not be held responsible, if in the opinion of the Architects engaged for construction on the Project Land, such a defect is caused after handing over the possession of the New Building to the Society and 'Permanent Alternative Premises' to the "Existing Members" due to an act or neglect of any third Person. However, it is clarified that the defect liability of the Developer in case of waterproofing and leakages issue shall be upto'10' years from the date of Developer handing over the possession of the New Building to the Society and 'Permanent Alternative Premises' to the "Existing Members".

35. TIME FOR PERFORMANCE OF OBLIGATIONS

The time frame as provided for the performance of any obligations on the part of the Parties hereto, or any extension thereto (as may be permitted


THE SEAL OF THE SUB-REGISTAR ANGHERI NO 4


अदर - २५
८३७
८९
९७७
RORR

in writing), shall be of the essence of this Agreement for performance of such obligations.

बदर - १५		
८३४१	८०	१५७

36. REGISTRATION UNDER RERA

The Developer shall get the project registered under RERA before starting the sale of Flats falling under his share under this Agreement. The Society will extend all assistance and support to the Developer as may be required for the purpose of registering the Project under the Real Estate (Regulation and Development) Act, 2016. The developer also confirms that while providing information to the RERA authority during registration, the developer shall inform RERA authority regarding allotment of **the Permanent Alternative Premises** in favour of the "**Existing Members**" in proposed New building.

37. Any delay tolerated or indulgence shown by the Society in enforcing the terms of this Agreement or any forbearance or giving of time to the Developer by the Society shall not be construed as a waiver on part of the Society of any breach or non-compliance of any of the terms & conditions of this Agreement contained hereunder by the Developer nor shall the same in any manner prejudice the rights of the Society and /or the "Existing Members" in any manner whatsoever.

38. The Developer shall complete the entire project and put the existing members of the society in possession of their respective flat within a period of 36 months from the date of execution of these presents with a further grace period of 12 months. Any further extension shall be with mutual discussion between the parties. In the absence of any amicable settlement,the society shall be entitled to issue a notice in writing to the Developer giving 30 days to comply with the Development Agreement. In the event of non-compliance by the Developer, the society shall be entitled to terminate the Development Agreement and revoke the Power of Attorney by issuing a notice in writing.

39. Any notice to be given hereunder by a party to the other part shall be in English and shall be sent by Hand Delivery/Registered Post with Acknowledgment Due/Speed Post/Courier to the other party at the address stated below.

Address of The Society:

Sai Baba Co-Operative Housing Society Limited

40

Plot No. 137 TPS Sai Prasad Prabhat Colony Road No. 4 Santacruz (E) Mumbai 400055.

बदर - १५

८३८९	८२	९८७

40. ARBITRATION CLAUSE

In the event of any disputes between the parties hereto or with respect to the interpretation of any of the Clauses hereto, such dispute shall be referred to an Arbitrator under the provisions of the Arbitration & Conciliation Act as amended from time to time & the award of the Arbitrator shall be final & binding. The place of Arbitration shall be in Mumbai.

Address of the Developer:

M/s. AMBIT BUILDERS & DEVELOPERS.", having its registered office at– 201,203 VinayBhavya Complex, CST Road, KalinaSantacruz (east) Mumbai – 400098, The Income Tax PAN/GIR number of the parties hereto is as under:

Name	PAN Nos.
"**M/s. AMBIT BUILDERS & DEVELOPERS**	
Sai Baba Co-Operative Housing Society Limited	

THE SEAL OF THE SUB-REGISTAR ANDHERI No 4

SCHEDULE OF PROPERTY

All that piece and parcel of lands, ground, admeasuring about 780.10 sq. Meters (as per Property Card, 780.10 sq. meters) bearing at C.T.S. No2049, village Vileparle (East). TalukaAndheri, District Mumbai iSuburban, Survey No. 330/134 And F.P No. 137 Santacruz TPS-V. ofPrabhat Colony Road No. 4, Santacruz (East) Mumbai 400 055. and bound as follows.

On or towards the north by	:	Boundary Of Bombay of Prabhat Colony Municipal Primary school CTS No. 2047 village Vileparle (East), and F.P No. 136 Santacruz TPS-V
On or towards the south by	:	Boundary: Of TPS, 4ih Road
On or towards the East by	:	Boundary Of H/E Municipal Ward Office CTS No. 2050 village Vileparle (East), and F.P No. 136-A Santacruz TPS-V
On or towards the West by	:	Boundary Of SantacruzMangalmurti CHS, CTS No 2048 village Vileparle (East), and F.P No. 138 Santacruz TPS-V

बदर - १५		
८३१७	८३	१८७
२०२२		







बँदर - १५
६३८९ | ०४ | १८
२०२१

SIGNED SEALED AND DELIVERED)
"M/s. AMBIT BUILDERS &)
DEVELOPERS)
through its Authorized Signatory/)
Partner as the Party of the First part)
in the presence of...)



1.

2.

SIGNED SEALED AND DELIVERED

By the within named committee members of)
Sai Baba Co-Operative Housing)
Society Limited.)
Authorized by Special)
General Meeting of the society held on)
_____)
And the Managing Committee of)
The society authorized on behalf of society)
As the party of the second part)
In the presence of





1.

2.

SIGNED SEALED AND DELIVERED

The Members of **"Sai Baba**)
Co-Operative Housing Society Limited")

i. ~~JotsnaJavahar~~)



ii. ~~GangadharanJavahar~~)

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 4
(CHANDRA)

बदर - १६
८३७९
१०२२

iii. Laxmibai K. Gada)



iv. Rajendra P. Bhushan)





v. Harshad V. Palkar)
Suchita V. Palkar



vi. ~~Hansraj H. Khera~~)

बदर - १५

८३७	८६	१८७

२०२२



vii. Varija K. Shetty)
Prashant K. Shetty

THE SEAL OF THE SUB-REGISTAR ANDHERI NO. 2 MUMBAI SUBURBAN DIST. (BANDRA)



viii. ~~M.G. Mohanan~~
~~Lata Mohanan~~



ix. Padmaben Sanghavi)
Umesh M. Sanghavi

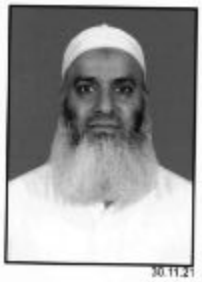


x. ~~Zainab M. Patel~~)

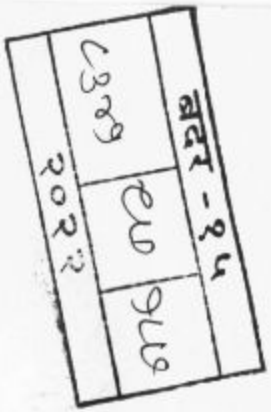


xi. Nilima N. Chavan)

xii. Alfaz Sherkar)




THE SEAL OF THE SUB REGISTRAR MUNGHERI No. 4
DIST. (JAUNPUR)


बहर - १५
८३७१
२०२२


COLLECTOR



xiii. Pravin K. Gupta)
Kapil K. Gupta



xiv. Rajiv V. Bhagwat)



xv. Lalita B. Warik) Lalita B. Warik



बदर - १५

६३४१	८८	१८७
२०२२		

xvi. ~~Eknath P. Naik~~)



xvii. Deepak A. Kanerkar)



xviii. Vishnu R. Bhatia)



xix. Vandana V. Lotlikar)
Vinod R. Lotlikar



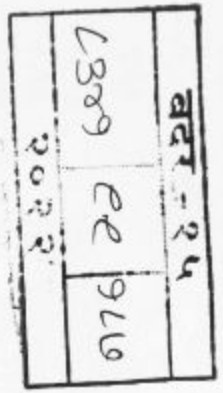
As the party of the Third part)
In the presence of)

1.

2.



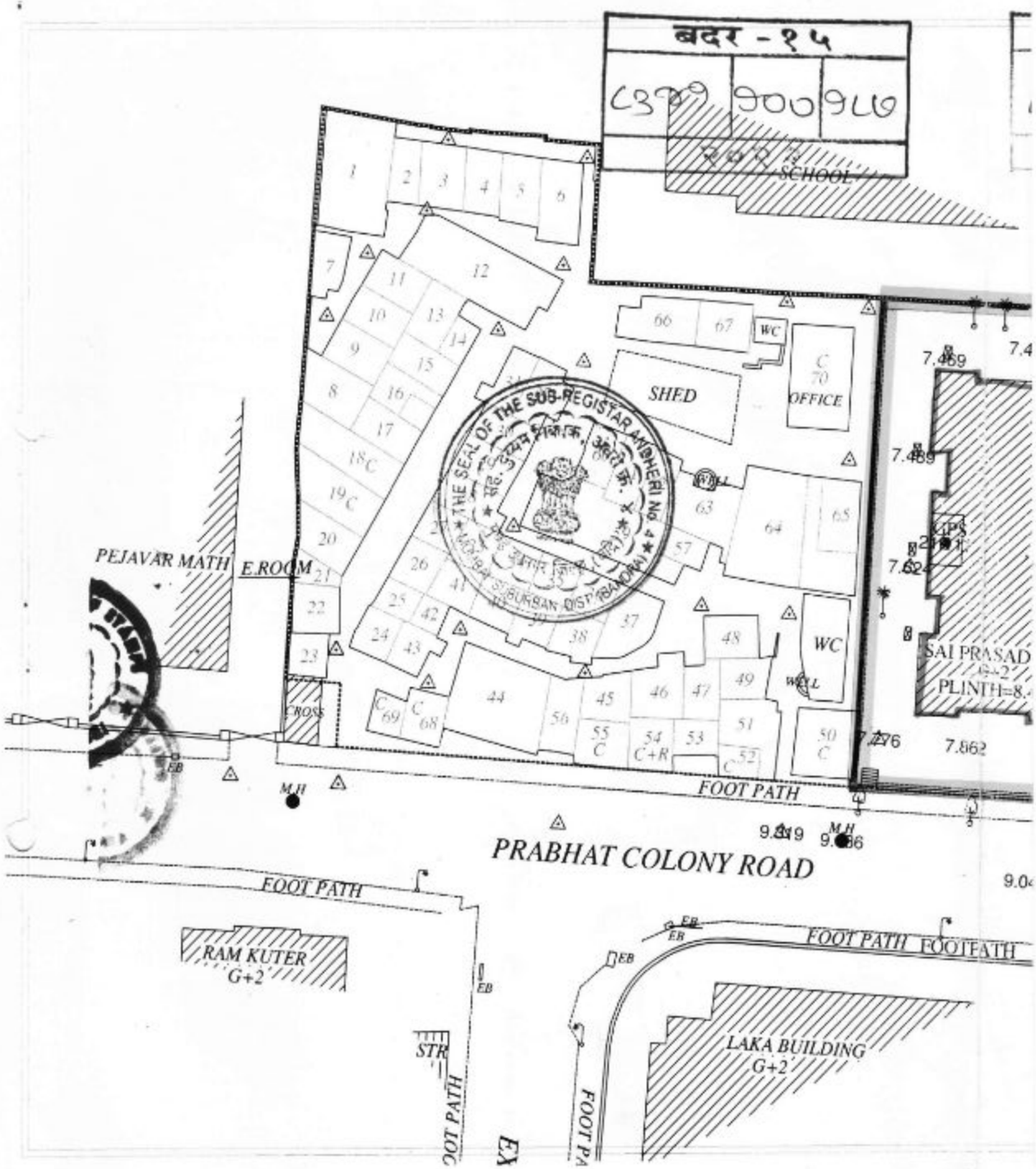

THE SEAL OF THE SUB-REGISTAR
MANDRAI No. 4


बदर - २५
८३७१
८८
१५७
२०२२

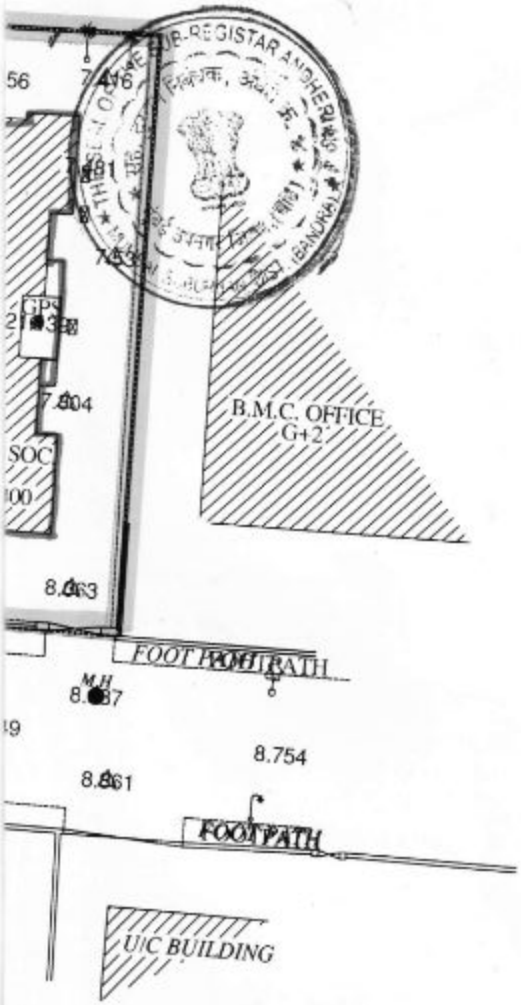


(A)

Annexure "F


बदर - १५
SCHOOL
SHED
OFFICE
WC
WELL
PEJAVAR MATH
E.ROOM
CROSS
SAI PRASAD
G+2
PLINTH=8.
FOOT PATH
PRABHAT COLONY ROAD
RAM KUTER
G+2
STR
LAKA BUILDING
G+2
FOOT PATH FOOTPATH
THE SEAL OF THE SUB-REGISTAR ANDHERI No 4
SUBURBAN DISTRICT (BANDRA)

बदर - २५		
389	909	9L0
2022		



LEGEND

1	COMPOUND WALL AND GATE SHOWN THUS	
2	FENCING SHOWN THUS	
3	LIGHT POLE SHOWN THUS	
4	SIGNAL SHOWN THUS	
5	TREE SHOWN THUS	
6	COCOUNT, SUPARI AND PAM TREE SHOWN THUS	
7	ASHOK TREE SHOWN THUS	
8	BUILDING LINE SHOWN THUS	
9	STRUCTURE LINE SHOWN THUS	
10	AS PER SITE BOUNDARY SHOWN THUS	
11	C.T.S. OR C.S. BOUNDARY SHOWN THUS	
12	FOOT PATH LINE SHOWN THUS	FOOT PATH
13	FIRE HATRAN LINE SHOWN THUS	O.H.T.
14	MAIN HOLE SHOWN THUS	M.H
15	DGPS STATION AND POINT SHOWN THUS	DGPS-1
16	TOTAL STATION MACHIN STATION SHOWN THUS	
17	SPORT LEVEL SHOWN THUS	10.000
18	SETP AND STAIRCASE SHOWN THUS	
19	PATRA LINE SHOWN THUS	

PLAN SHOWING TOTAL STATION SURVEY OF
SANTACRUZ MANGALMURTI &
SAI PRASAD SOCIETY,YOGA INSTITUTE ROAD,
NEAR B.M.C.OFFICE,SANTACRUZ (EAST)
MUMBAI- 400055

SITUATED

S.J.ASSOCIATES
LAND SURVEYOR
CAPRI APT., 3RD FLOOR, OPP DHEERAJ ARMA
ANANT KANEKAR MARG, BANDRA(EAST)
MUMBAI-400 051.

NAME OF CLIENT:-	
DRG.CHK.BY: J.K.KURPANE	
DRG.BY:-PAWAN	
MACHIN NO. 2	
SURVEYOR BY:- PAWAN YUVRAJ & AKSHAY	
SURVEY DATE: 12/06/2021	

N

SCALE: 1: 500

Annexure-B

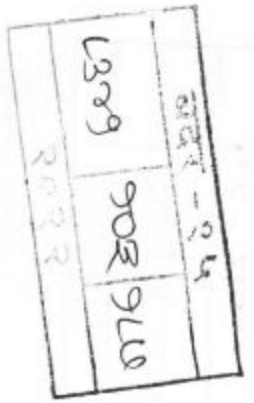
SAI BABA CHS TENANT LIST

SR.NO.	FLAT NO.	TENANT NAME	Existing Area AREA (SQ.FT.)	New Area AREA PROVIDED
1	1	JYOTSNA J. JAWAHAR	398.28	515.00
2	2	GANGADHARAN JAWAHAR	398.28	515.00
3	3 (A)	KHIMJI K. GADA	401.67	515.00
4	3 (B)	RAJENDRA P. BHUSHAN		
5	4	HARSHAD M. PALKAR	398.28	515.00
6	5	HANSRAJ H. KHERA	398.28	515.00
7	6	VARIJA K. SHETTY	401.67	515.00
8	7	M. G. MOHANAN	398.28	515.00
9	8	PADMA SANGHAVI	398.28	515.00
10	9	MAHAMAD ALI F. PATEL	401.67	515.00
11	10	NILIMA N. CHAVHAN	398.28	515.00
12	11	AYUB SHERKAR	398.28	515.00
13	12	KAPIL K. GUPTA	401.67	515.00
14	13	RAJIV V. BHAGAVAT	398.28	515.00
15	14	BALKRUSHNA B. VARIK	398.28	515.00
16	15	EKNATH P. NAIK	401.67	515.00
17	16	DEEPAK A. KANERKAR	398.28	515.00
18	17	VISHNU RAMCHANDRA BHATIA	398.28	515.00
19	18	VINOD R. LOTLIKAR	401.67	515.00

THE SEAL OF THE SUB-REGISTRAR NUMBER No. 4 ** THANE DIST. (THANE) **

बदर - २५
९७७
१०२
२०२२


THE SEAL OF THE SUB-REGISTAR
SUB REGISTRY OFFICE NO. 4 (BANKURA)


বহি - ১৫
৩৩৭
৭০৪
৭৭৫



(C)

Annexure "C"

MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. सभा नं. 01 Date / तारीख 7.11.2021

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

बदर - १५
Annual Income
4879 | 502 | 949
२८४२

According to Notice dated 23.10.21 as today Meeting was held in the office at Maharashtra Govt. Act 1960 and the amended bye laws by Society.

The following members were present :-

Sr No	Name	Signature
1	Mr. Kapil Krishnan Gupta	
2	Mr. Vinod Lotlikar	
3	Mr. Rajendra Bhushan	
4	Smt. Laxmiben Gada	
5	Mrs. Varija Shetty	
6	Mrs Nilima Chavan	
7	Mr. Harshad Patkar	
8	Mr. Eknath Naik	
9	Mrs. Padmaben Sanghvi	
10	Mr. Deepak Kamerkar	
11	Mr. Vishnu R Bhatia	
12	Mr Rajiv Bhagwat	R R Bhagwat
13	Mr. Hansraj Khera	
14	Mr. M G Mohanan	
15	Mr. Jawahar Jangadharan	
16	Mrs. Jyotsna Jawalan	
17	Ms. Ishika Bhatia	
18	Smt. Lalita B. Warik	L. B. Warik

The meeting started as per schedule and as per agenda set in notice discussed :-

Issue No: 1 To appoint chairman for the meeting

Mr. Kapil Gupta (Secretary) thanked everyone for their presence in the meeting & suggested that Shri Vinod Lotlikar be appointed as chairman & preside over todays

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Meeting बैठक स्थापित

Date / तारीख

RESOLUTION ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
2389 909 960		

AGM Shri Rajendra Bhusan seconded the suggestion requesting Mr Lotlikar to accept and everybody consented for the same. Mr. Vinod Lotlikar accepted.

Proposed by: Shri Kapil K. Gupta
Seconded by: Shri Rajendra Bhushan

Resolution: Issue no 1 was thus resolved unanimously and Mr. Vinod Lotlikar was appointed chairman of today's meeting.

Issue No 2: To read and approve minutes of previous AGM

Mr. Harshad Palkar was requested to read the minutes & the same was thus read out accordingly to all members present and the same was approved unanimously by all members.

Proposed by: Deepak Kamerkar
Seconded by: Harshad Palkar

Resolution: Issue no 2 was thus resolved and minutes of Previous AGM was passed unanimously.

Issue No 3: Auditors Report for the years 2019-20 and 2020-21 to be approved in the AGM.

The auditors Report was read out by the treasurer Mr. R.P. Bhushan and presented before the members. A copy of the same was distributed beforehand to all members. There were no queries or objections from members. The same was approved by Mr. Deepak Kamerkar. Thus the report was unanimously approved and passed by all present members.

MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. / सभा नं.

बदर - १५		
Date / तारीख		REMARKS
८३४९	२०६६	१५७
२०२२		

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	शेरा

Proposed by : Mr. Rajendra Bhuskan
Seconded by : Mr. Deepak Kanerkar.

Issue No 4

To appoint new committee members and office bearers for further Period hereinforth.

Mr. Harshad Palkar said the tenure of existing committee has expired/elapsed. Therefore new committee be elected as per rules. All are aware that due to "Corona Pandemic" election could not be held earlier. But it is imperative that now it should be conducted. Pandemic had brought all matters to a standstill with restrictions on assemblies being held all over the city & country. Hence AGM too was delayed. The tenure of Managing Committe had expired during this time period. Furthermore redevelopment of society was also at standstill. He proposed everyone should raise their hand, select and elect new members to the committee internally by this mode in the meeting. Mrs. Nilima Chavan seconded the proposition and suggested all members should unanimously raise their hands to elect & approve new committee members of the society accordingly.

The following names for new committee members were proposed & all members raised their hands in approval, thereby giving consent. The new MC members are as follows.

बदर - १५

4389	906	9409

Meeting No. सभा क्र. 2022

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख

RESOLUTION NO ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

1) Chairman / President : Mr. Vinod R. Lotlikar
2) Secretary : Mr. Kapil K. Gupta
3) Treasurer : Mr. Rajendra P. Bhushan
4) Member com : Mr. Harshad V Palkar
5) Member com : Mrs. Padmaben Sanghvi
6) Member com : Mrs. Varija Shetty
7) Member com : Mrs. Niliva N Cha

Proposed by : Harshad Palkar
Seconded by : Niliva Chavan

Resolution Issue No. 4 - The newly elected committee members are appointed for a period of 5 years. The final list of names of office bearers and committee members were read to all the present members and all consented by raising hands in favour unanimously. This issue stands resolved and consented by all members present.

Issue No 5: To recover pending dues and arrears from members (if any) :

Mr. Vinod Lotlikar raised the issue stating dues & arrears (due from members) be recovered by charging interest as per Rules. Mrs. Varija Shetty agreed and said it should be taken up asap

Proposed by : Mr. Vinod Lotlikar
Seconded by : Mrs. Varija Shetty

Resolution Issue no: 5 → Arrears & dues be recovered by charging interest as per rules & bye-laws. The issue stands resolved and unanimously consented by all members present.

MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. / सभा नं.

बदर - १५

८३४१	१०८	१८७

Date / तारीख २०२२

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

Issue No 6: To seek Permission from members to update and/or Prepare new documents and also society records on Payment of necessary charges for the same.

On this issue Mr. [illegible] ka... Pointed out that every m... nominally heavy rains, flo... and society office on the ... thereby entering the cupboards where all documents & files are kept). This has affected / destroyed certain files, registers, documents kept within. Hence to safeguard members interest, these documents & records need to be updated and / or renewed. It may hamper the negotiations at the time of redevelopment of our society. Mr. Kapil Gupta agreed and stated that cost of conducting the same should be borne by the society. All present members agreed to this.

Proposed by: Deepak Kamalkar

Seconded by: Kapil. Gupta.

Resolution: Issue No 6 → All members documents to be properly filed and new records (if damaged in any way) be made afresh in the interest of members and for the said purpose cost to be borne by society. Thus issue is resolved and unanimously passed by all members ~~Pre~~ Present.

बदर - १५

4389	90e	9CU

Meeting No. सभा क्र. २०१२

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date : तारीख

RESOLUTION NO. ठराव न.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

Issue No 7. To record the names of total members of the Society as Per bye-laws and new share certificate be issued by returning old certificate to society of all eligible members.

In raising this issue Mr Kapil Gupta stated that after completing formalities by registering names/s of owners/joint members of the respective flat, all names of total members eligible for membership of society be taken on record. Society records viz Form, J-form, Share Register, Nominations, Share Certificates & other relevant documents/ registers be properly verified and scrutinised and brought on records of society. Mrs. Gada seconded this and new members list of flat owners be mentioned.

1)
2)
3)-A Mrs. Laxmiben Gada
3)-B Mr Rajendra Bhushan
4) Mr Harshad Patkar
5)
6) Mrs V K Shetty
7)
8) Mrs Padma Sangvi
9)
10) Mrs Nirmala Chavan
11) Mr Ajay Shankar
12) Mr Kapil Gupta
13) Mr Rajiv Bhagwat
14) Mrs Lalita Wavik

R R Bhagwat
L. B. Wavik

MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. / सभा नं.

बदर - १५		
८३१	११०	१८७
Date / तारीख	२०२२	

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	15) Mr Eknath P Naik 16) Mr Deepak Kamerkar 17) Mr Vishnu Bhatia 18) Mr Vinod Lakhkar Accordingly all the above ... passed herein and new certi... issued to the members.	
Resolution	Issue No 7: It is resolved that ... registers, documents, files and ... etc be completed following all legal formalities alongwith issuance of new Share Certificates. This will be issued to members having completed all legal formalities and clearance ... pending dues to the society and other authorities till date. Such cost shall be borne by society. This was resolved and passed unanimously by all present members.	
	Proposed by : Kapil Gupta Seconded by : Mrs. L. Gada.	
Issue No 8	To discuss issue of Redevelopment of the society.	
	Raising this issue Mr Kapil Gupta stated that all members are aware that current physical condition of the building structure is nearly dilapidated!! Being in a low lying area, during monsoon, the condition gets worse. Frequent water logging creates unhygenic environment causing health issues. Many builders have been approached by way of tenders. But	

बदर - १५
८३७ | ७९९ | ९८७
Meeting No. / सभा नं.
२०१

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

nothing has materialised. The conditions has ~~getting~~ gotten worse this years with Parcels of ceilings falling down in flat no 12 ~~3rd~~ Huge cracks have developed in Pillars and columns in various flats as well as common area of the building premises. Mrs Varija Shetty seconded this and suggested that new builder/developer be appointed on priority basis to improve living conditions (specially with many senior citizens occupying the flats). All members unanimously agreed to expedite redevelopment process of the building.

Proposed by: Kapil Gupta
Seconded by: Varija Shetty

Resolution: Issue No 8 → Resolved to expedite appointment of new builder/developer without any further delay. Issue is thus resolved and passed unanimously by all present members.

Issue No 9: Any other matters to be taken up with the Permission of the chair.

No matters/queries were raised by any member hence Mrs. Nilima Chavan proposed vote of thanks and concluded the meeting.

Proposed by: Mrs. Nilima Chavan
Seconded by: Mr. Rajendra Bhushan

Resolution: Issue no 9. This issue is resolved and the meeting was concluded by unanimous consent of all members.

MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. / सभा नं.

बदर - १५
Date / दिनांक 6379 | 792 | 9L9
२०२२

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	शेरा
	1)	
	2) Laxmiben Kenia	
	3) Mr. Rajendra Bhuvan	
	4) Mr Harshad Patkar	
	5) Mr Hansraj Khera	
	6) Varija Shetty	
	7)	
	8) Mrs Padma Sanghvi	
	9)	
	10) Mrs Nilima Chavan	
	11) Mr Ayub Shaikh	
	12) Mr Kapil Gupta	
	13) Mr. Rajiv Bhagwat	R. R. Bhagwat
	14) Mrs Kalita Warik	L. B. Warik
	15) Mr Eknath P Nraik	
	16) Mr Deepak A Kamalkar	
	17) Mr Vishnu Bhatia	
	18) Mr Vinod Kothari	

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 8

For The Saibaba Co-op. Housing Society Ltd.

Secretary Treasurer Chairman

बदर - १५

८३७	११३	२८७

Meeting No / सभा नं. ०२

RESOLUTION NO / ठराव नं. २०२१

~~ANNUAL~~ / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख 27-12-2021

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

Today on 27-12-2021 S.G.M at exactly 5:30pm the meeting was started as per agenda of the notice dated: 19-12-2021. The following agenda was discussed as per Maharashtra Govt. Act 1960 and the amended bye-laws of the Society. The meeting began with the following members present

1) Mr. Kapil Gupta
2) Mr. Harshad Patkar
3) Mr. Eknath P. Naik
4) Mr. Rajendra Bhushan
5) Mrs. Vanija Shetty
6) Mrs. Nilima Chavan
7) Mrs. Padmaben Sanghvi
8) Mrs Laxmiben Gadara
9) Mr. Hansraj. Khera
10) Mr M.G. Mohanan
11) Mrs. Zainab Patel
12) Mr Ayub Sheikar
13) Mr Deepak Kamatkar
14) Mr. Vinod Lotlikar
15) Mrs. Jyotsna Tawadkar
16) Mr G. Tawadkar
17) Mr. Vishnu Bhatia
18) Mr Raju Bhagwat
19) Mrs. Lalita Warik

This SGM began with the following issue being discussed as under :-

Issue No. 1 — To appoint chairman of the meetings welcome address by Mr. Vinod Lotlikar

MEETING MINUTE BOOK

सभेचे मिनिट बुक

Meeting No. / सभा नं.

बदर - १५
C389 | 998 | 9८७
२००१

RESOLUTION NO ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा

on the Proposal of Mr Harshad Palkar and seconded by Mr. Rajendra Bhusharan Mr V. Lotlikar obliged to Preside over the meeting. It was unanimously agreed by all members present.

Proposed by: Mr. Ha...

Seconded by: Mr. ...

Resolution: Issue no 1 → Mr Vinod Lo... the meeting. Thus issue no 1 ... and unanimously passed by all ...

THE SEAL OF THE SUB-REGISTAR ANDHERI No. 4 ... TALUKA SUBURBAN DIST (MUMBAI)

Issue No2: To read and approve minutes of Previous meeting.

Mr. Deepak Kamerkar requested Mr Kapil Gupta to read out the minutes of the Previous meeting. Mr. K Gupta started reading the minutes and asked if there are any objections / suggestions for the same. Since no queries / objections were raised, Mr. Rajendra Bhusharan seconded that the said minutes be approved.

Proposed by: Deepak Kamerkar

Seconded by: Rajendra Bhusharan.

Resolution: Issue no 2: Minutes of the Previous meeting was read and unanimously passed without any objections by all members.

Issue No3: To cancel all appointments of all Previous builders/developers, Architects for the Purpose of redevelopment of the society. Discussing this issue further

बदर - १५
C389 | ७७५ | २८७
Serial No. | सभा ३
RESOLUTION NO. २०२२

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date / तारीख

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	Mr. Rajendra Bhushan said that if any appointment of Builders & Developers are previously done in the Past by Society should be cancelled in this meeting. On this Mr. Kapil Gupta suggested that while proceeding to redevelopment work such, it vital that all appointments be nullified So no hurdles are created by any Person. Every members present agreed to the same by hand & consenting for the same. Proposed by: Mr. Rajendra Bhushan Seconded by: Mr. Kapil Gupta.	
Resolution	Issue no 3 → It is resolved that all previous builders, Developers, Architects etc appointed, if any, by the society stands cancelled, null and void hereinafter. This issue is unanimously by all members.	
Issue no 4:	To approve and accept redevelopments scheme of the society. Mr. Vinod Kotlikar raised this issue that in order to do/go for redevelopment approval has to be taken from all members. Mr. Rajendra Bhushan seconded that approval as needs to redevelop society under - redevelopment scheme DCR 33 (11) to implement the redevelopment plan Hence it is necessary to obtain consent from all members. All members unanimously agreed upon to give consent for the same by raising their hands.	