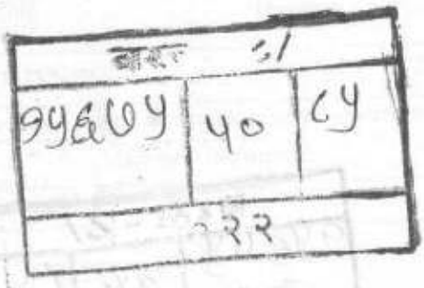
हि मिळकत पत्रिका (दिनांक **22/02/2021 01:02:45 PM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक **04/10/2022 12:10:51 PM**

वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2201100002155458** हा क्रमांक वापरावा.









Annex - A

43

Annexure 'B-2'

Municipal Corporation of Greater Bombay

No. CE/3968/BSII/AR. 9th November, 1982.

To

Shri Mohan D.Patil, Architect.

Sub: Permission to occupy the completed building on CTS No.143 S.No.279 H.No.4 at Atmaram Mhatre Road, Dahisar West.

Sir,

Ref: Your letter dated 18.10.1982.

By direction I have to inform you that the permission to occupy the completed portion of ground 1st floor shown by you in the red colour in the plans submitted by you on 18.10.82 is hereby granted. Please note that this permission is without prejudice to action under section 353/A/471 of B.M.C. Act and subject to following conditions.

1. That certificate u/s 270 of B.M.C. act shall be obtains from A.E.W.W.R. and certified copy of same submitted to this office.
2. Trees to be planted within one month.
3. Society to be registered before B.C.C.
4. D.I.L.R. certificate for transfer of ownership of setback land in the name of M.C.G.B. to be submitted before B.C.C.

Yours faithfully,

Sd/-

Asstt. Engineer Bldg. Proposal (WS) R.

copy to: 1 Owners Shri V.N.Pathare 2 E.E.V. 3 A.E.B.P.R.

4 A.A.& C.T. 5 A.E.S.R.II 6 M.O.R.

7 Dy. C.E.(D.P.).

for CHITNIS VAIDHY & CO. Sd/-

Partner A.E.B.P. (W.S.) R.

Advocates for the Maintiff.

Firm's Director
Advocate Def. 123

For Hearing on the 3rd May 2002.

Adv for accused is absent

बरल - ८/

94604	49	24
	२०२२	

CERTIFIED TRUE COPY
NOTARY MUMBAI & THANE
NOTARY MAHARASHTRA
GOVT. OF INDIA

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 2 MUMBAI SUBURBAN DIST. (BANDRA) B

बरल - ८/Annexure No.

96609 42 69

Municipal Corporation of Greater Bombay

Dc. CE/3963/BSII/A/

To RR

13th June, 1987.

Shri M.D.Patil,
Architect.

Subs- Permission to occupy the completed bldg. on plot bearing CTS No.743, S.No. 279 No.W4 at Atmaram Bhatre Road, Dahisar (West).

Sir,

By direction, I have to inform you that the permission to occupy the completed portion of 2nd to 4th floor, shown by you in the red colour in the plans submitted by you on 15.5.87 is hereby granted. Please note that this permission is without prejudice to action under section 353A/471 of Bombay Municipal Corporation Act and subject to the following conditions:-

1) That the certificate under section 270A of Bombay Municipal Corporation Act shall be obtained from Asstt. Engineer Water works 'R' ward and a certified copy of the same submitted to this office.

2) That all the intimation of disapproval objections including B.C.C. refusal conditions and notes should be duly complied with.

3. That all the remaining work should be completed within one year hereof.

Yours faithfully,
Sd/-
Asstt. Engineer bldg.Pro(WS)R.

CERTIFIED TRUE COPY
M. PANDE

copy to: 1 Owner Shri V. Pathare, 2 E.E.V. 3 A.E.W.W.R. 4 A.A. P7 C.R.5 A.E.B.P.R. III 6. W.O.R. 7. Dyc. E(D.P.)

for information please

Sd/-
For CHITNIS VAITHY & CO.
A.E.B.P. (W.S.).R.
Partner

smh/26-5.87

Advocates for the Petitioner

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI NO. 5 MUMBAI SUBURBAN

Annex-B

45

9466	43	45
	२०२२	

–: नोंदणीचे प्रमाणपत्र :–

नोंदणी क्रमांक : बी ओ एम / (उत्तर-आर) / एच.एस.जी.(टिसी) / १४८५ / सन ८४-८५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

नीलम को-ऑपरेटिव्ह हौसिंग सोसायटी लि.
नीलम डापोर्टमेंट आत्माराम नाईक रोड
दहिसर (पश्चिम) मुंबई-४०००६८

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण

संस्था असून उपवर्गीकरण

आहे.

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI ★ MUMBAI SUBURBAN DIST. (EAST)

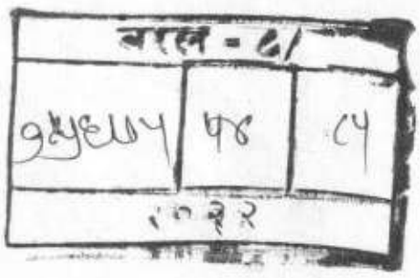
सहनिबंधक,
सहकारी संस्था (आर-साउथ)
मुंबई

मुंबई
दिनांक 22/2/1985

हुदा

For Neelam Co-op. Housing Society Ltd.

Chairman Secretary Treasurer






THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI No. 8
(BANDRA)

(11) Annex C 46

District Deputy Registrar, Co-operative Societies, Mumbai City (4)
The Competent Authority
under section 5A of the Maharashtra Ownership Flats Act, 1963,
Bhandari Bank Building, 2nd Floor, P.L.Kale Guruji Marg, Dadar (W), Mumbai 400 028
No.DDR-4/Mum./D.C./Neelam CHS /deed adjudication/166 /2019 Date:- 18 /01/2019

To:
The Collector of Stamps,
MMRDA Building,
Bandra-Kurla Complex,
Bandra (East), Mumbai- 51

बरल - ८/
९९८२ - ०५ ३९
२०१९

बरल - ८/
९५६०५ ५५ ८५
२०२२

Subject: - Adjudication of Deed of Unilateral conveyance as Deemed conveyance of Neelam Co-op. Hsg. Soc. Ltd., Neelam Apartment, Atmaram Mhatre Road, Dahisar(W), Mumbai-400068
Reference:- This office order No. DDR-4/Mum./D.C./Neelam CHSL /2933/2018 Date :- 27/12/2018

In exercise of the powers conferred on me under section 5A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, I, **Rajendra Veer,** District Deputy Registrar, Co-operative Societies, Mumbai City (4), Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963 was pleased to pass necessary certificate in favour of **Neelam Co-op. Hsg. Society Ltd. Neelam Apartment, Atmaram Mhatre Road, Dahisar(W), Mumbai-400068,** certifying that it is a fit case for enforcing unilateral deemed conveyance deed conveying the right, title and interest of **Opponent Nos. 01 to 03 in respect of land bearing C.T.S. No. 743 corresponding to Survey No. 279, Hissa No. 1, admeasuring 681.26 sq. meters or thereabout alongwith the benefit of Set Back Area out of total admeasuring about 1111.7 sq. meters; in the Revenue Village Dahisar, Tal- Borivali in the Registration District of Mumbai Suburban along with Buildings known as "Neelam Co-Operative Housing Society Ltd.", situate lying and being at Neelam Apartment, Atmaram Mhatre Road, Dahisar (W), Mumbai-400068** the said plot of land after verifying the documents, giving sufficient opportunities to the opponents as demanded under law of natural justice and after hearing the parties as required under the Act and the Rules and have it registered with you as required under Registration Act, 1908.

I am therefore, forwarding you herewith the Draft Conveyance Deed in the above case for adjudication of Stamp Duty.

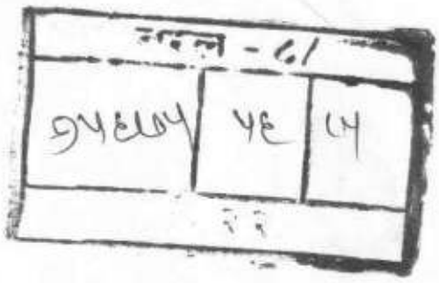
You are requested to adjudicate the Stamp Duty for conveyance in accordance with law.

(Rajendra Veer)
District Deputy Registrar,
Co-operative Societies, Mumbai City (4)
Competent Authority u/s 5A of the MOFA, 1963

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI NO. 8 MUMBAI SUBURBAN DIST. (BANDRA)

Enclosures-
1. Deemed conveyance order/ certificate dated 27/12/2018 issued by this office.
2. Draft of Unilateral Deemed Conveyance Deed.








THE SEAL OF THE JOINT SUBREGISTRAR
BORNALI No. 2

Annex D 47

NEELAM
CO-OPERATIVE HOUSING SOCIETY LIMITED
Registration No. BOM / (W. R.) / HSG / (T. C.) / 1487 DATED 22-02-1985

Neelam Apartment, Atmaram Mhatre Road, Dahisar (West), Mumbai – 400 068.

बरल - ८/
४५६७५ | ५५ | २५
२०२२

By hand delivery

Date_02/07/2022

To,
M/s. Om Sai Developers & Promoters
101, Shivprasad C.H.S.L. Kurar Village,
Malad (East), Mumbai – 400 097.

Sub: Proposed Redevelopment of our society being Neelam C.H.S.L.

Ref: Your Offer Letter OSDP/NDCHSL/05-22/001 Dated 8th January, 2022 and OSDP/NDCHSL/05-22/00 dated 26th May, 2022.

Sir,
We are Pleased to inform you that we have accepted your offer letter OSDP/NDCHSL/05-22/001 Dated 8th January, 2022 and Subsequently, Revised Offer Letter OSDP/NDCHSL/05-22/00 dated 26th May, 2022.

We further glad to inform you that your offer has been accepted for our proposed redevelopment project of our society known as "Neelam" Co-op. Housing Society Ltd., in the Special General Body Meeting held on 22/02/2022.

That you hereby request to proceed further for legal and other necessary steps for completing required formalities with the Government Agencies pertaining to our proposed redevelopment proejct.

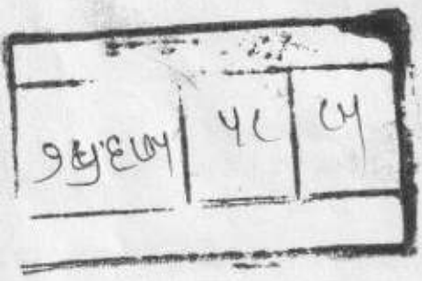
Our Advocate, Mr. Ajit D. Manjrekar, 401, Shree Satyam Apartment, R. M. Road, Near Dahisar Bridge, Dahisar (West), Mumbai - 400 068., will be part of our Team for further discussion.

Thank you,

For Neelam Co-op. Hsg. Soc. Ltd.
For Neelam Co-op. Housing Society Ltd.

Chairman Secretary Treasurer

Chairman/Secretary



Annex E

48

उपनिबंधक, सहकारी संस्था, आर-नॉर्थ विभाग, मुंबई यांचे कार्यालय

३०३, ए विंग, ३ रा मजला, बी.एम.सी.गोडाऊन इमारत, संस्कृती कॉम्प्लेक्स, ९० फुट रोड,
ठाकूर कॉम्प्लेक्स, कांदिवली (पूर्व), मुंबई - ४०० १०१.

जा.क्र.: मुंबई/उपनि./आर-नॉर्थ वि./पुर्नवि.पत्र/नीलम को-ऑप.हौ./ /२०२२
दिनांक : २२/०७/२०२२ २८८१

प्रति,
१. चेअरमन / सेक्रेटरी,
नीलम को-ऑप.हौ.सो.लि.,
नीलम अपार्टमेंट, आत्माराम म्हात्रे रोड,
दहिसर (प), मुंबई-४०० ०६८
२. मुख्य अभियंता,
इमारत प्रस्ताव विभाग, आर मध्य विभाग,
बृहन्मुंबई महानगरपालिका,
सी विंग, २ रा मजला, बी.एम.सी.गोडाऊन इमारत,
संस्कृती कॉम्प्लेक्स, ९० फुट रोड, ठाकूर कॉम्प्लेक्स,
कांदिवली (पूर्व), मुंबई - ४०० १०१.

THE SEAL OF THE JOINT SUB-REGISTRAR BORIVALI ★ MUMBAI SUBURBAN DIST. (R.M.C.)

बरल - ८/

१५८७५	५९	८५
	२०२२	

विषय :संस्थेच्या इमारतीच्या पुर्नविकासाबाबत.
नीलम को-ऑप.हौ.सो.लि., नीलम अपार्टमेंट, आत्माराम म्हात्रे रोड, दहिसर (प),
मुंबई - ४०० ०६८

संदर्भ :१. शासन निर्णय क्रंसग्रयो/२०१८/प्र.क्र.८५/१४स दि. ०४/०७/२०१९
२. संस्थेचा दि.२२/०६/२०२२ रोजीचा प्राप्त प्रस्ताव
३. या कार्यालयाचे प्राधिकृत अधिकारी नियुक्ती बाबतचे दि. २४/०६/२०२२ रोजीचे पत्र.
४. प्राधिकृत अधिकारी यांचा दि. २२ /०७/२०२२ रोजीचा अहवाल.

उपनिबंधक सहकारी संस्था आर-नॉर्थ विभाग ★ THE DEPUTY REGISTER R-NORTH WARD OFFICE ★ MUMBAI ★ मुंबई

उपरोक्त संदर्भिय विषयाचे आपले लक्ष वेधण्यात येत आहे.

नीलम को-ऑप.हौ.सो.लि., ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चेकलम ९ (१) अन्वये नोंदणीकृत गृहनिर्माण संस्था असून, तिचा नोंदणी क्रमांक BOM/(W.R.)/HSG/(T.C.)/1487 संदर्भ क्रं २ मधील प्रस्तावान्वये संस्थेने संस्थेच्या इमारतीच्या पुर्नविकासाबाबत विकासक नियुक्ती करणेसाठी विशेष सर्वसधारण सभेकरीता प्राधिकृत अधिकाऱ्यांची नियुक्ती करण्यासाठी विनंती केली होती. या कार्यालयाने संदर्भ क्रं ३ अन्वये प्राधिकृत अधिकारी यांची नेमणुक केली होती.

संस्थेच्या इमारतीच्या पुर्नविकासाबाबत विकासक निवडीची विशेष सर्वसाधारण सभा दि. १०/०७/२०२२ रोजी या कार्यालयातील प्राधिकृत अधिकारी श्री. बी.एम.मंडालिया सहकारअधिकारी श्रेणी - १ यांचे उपस्थितीत घेण्यात आलेली असुन सदर सभेस संस्थेतील एकुण २० सभासदांपैकी १९ सभासद उपस्थित होते. त्यामुळे शासननिर्णय दिनांक ०४/०७/२०१९ मधील १७ (क) प्रमाणे सर्वसाधारण सभेचा कोरम पुर्ण झालेला आहे. सर्वसाधरण सभेत दिनांक ०४/०७/२०१९ चे शासन निर्णयाप्रमाणे माहिती देण्यात आली व विकासक निवडीबाबत एकुण १९ सभासदांपैकी उपस्थित १९ सभासदांनी मे. ओम साई डेव्हलपर्स ॲन्ड प्रमोटर्स यांची विकासक म्हणुन नियुक्तीचा