ANNEXURE-'K'

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RITE MEGAPROJECT

rite evolve

Ref.: RM/VUS/Q-47/09-01/2020
Date:21st September, 2020

बदर-१७/		
६७६७	१११	१९७
२०२२		

To,

Advocate Milind Shewale
C/202, Sethia Green View,
Motilal Nagar 2, near Manthan Restaurant,
Motilal Nagar Lane-3, Off M. G. Road,
Goregaon (West), Mumbai-400 104

Sub: Withdrawal Letter
Ref: "Venus CHSL" bearing CTS No. 260/A (pt), 262, 262/1 to 6(Pt.) at Natwar Nagar, Road No. 5, Jogeshwari (East), Mumbai- 400060
And
Your Letter dated 19th August, 2020

And
All other correspondence exchanged between us.

Respected Sir,

We being appointed as Developer of your society and as you aware soon after the complete lockdown in entire Nation due to life threatening disease COVID - 19 since 24th March, 2020 and due to which we could not work as per our commitments made in joint meeting further we state that till date impact of lockdown is continue on all business and economy and due to present COVID -19 situation and market condition we are withdrawing ourselves as Developer from your society.

We hereby inform you that the society is liable to make payment to us for the sum of Rs. 0,00,000/- (Rupees Fifty Lacs Only) against the expenses incurred by us with respect to redevelopment process.

We further state that once the payment will get released, we will hand over all original files of the project and we can proceed with Foreclosure process.

Thanking You
Yours truly,
For RITE MEGAPROJECT

Partner/ Authorised Signatory

ADMIN-008-01 11/02/2017

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

202, SS House CSL, Opp. Adarsh Petrol Pump, Nehru Road, Vile Parle East, Mumbai 400 057
Corporate Office: 022 2611 2829 | Email: contact@rite.in | www.rite.in

बदर-१७/		
६७६७	७१२	७६७
२०२२		





ANNEXURE-"L"
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ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Meeting No. / सभा नं.

Date / तारीख 20/10/2021

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	आज दिनांक 20/10/2021 रोजी आपल्या सोसायटीची सर्वसाधारण सभा आयोजीत करण्यात आली त्या सभेमध्ये खालील सभासद उपस्थीत होते व पुढील विषय घेण्यात आले	
1)	सचिन मोले B-3	
11)	प्रतिभा जयप्रकाश दुबे G-2	Pratibhaubey
3)	Tanuja chanil A-2	Chanil
4)	अनुसूया रा. वाडेकर A-3	S.S. Wadekar
5)	विलास साळुंके D-3	A.V. Salunke
6)	~~नीता~~ मधुमती हिंदळेकर D-2	मधुमती हिं०
7)	Sudesh Kanwadkar C-1	
8)	Mangesh D Bandarkar C/3	Bandarkar
9)	Dr Ashok Kate B-2	
10)	Jitendra Prasade B-4	
11)	Narendra Kadam C-2	

बदर-१७/
६७६५ ११३ १९७
२०२२

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ सह. दुय्यम निबंधक, अंधेरी क्र. ६ ★ मुंबई उपनगर जिल्हा, (बांद्रे) ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

VENUS CO-OP HOUSING SOCIETY LTD. ★ JOGESHWARI (EAST) ★ REG. NO. MUMW-K-EAST/HSG/CTC/16002 2016-17

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MEETING MINUTE BOOK

ekal

सभेचे मिनिट बुक

Meeting No. / सभा / नं. बदर-१७

Date / तारीख 20/10/21

RESOLUTION No. / ठराव नं.			PRESENT MEMBERS AND RESOLUTIONS / हजर सभासद व ठराव	REMARKS / शेरा
६७६७	११४	१८७		
२०२२				

1) आजच्या मिटिंग मध्ये पोदपर बिल्डर तर्फे आलेल्या नविन ऑफर बद्दल सांगण्यात आले.

2) तसेच उपस्थीत मेंबर्सना इतर डेव्हलपर जर काही नवीन ऑफर देत असतील तर येणाऱ्या 10 ते 15 दिवसाच्या आत सोसायटी कडे जमा करण्यास सांगण्यात आले

3) सोसायटीच्या कस्ट्रक्शनची परिस्थीती पाहता रिडेव्हलपमेंट साठी येणारे डेव्हलपर्स व सोसायटीच्या फिजीबिलीटीवर चर्चा करण्यात आली येणाऱ्या डेव्हलपर्स बँकफूट वर जाणे व आपल्या रिडेव्हलपमेंटच्या प्रक्रियेस विलंब होत असल्याने सध्य परिस्थीतीत पोदपर बिल्डरला प्राधान्य देण्याचे ठरले

4) मेंबर्स तर्फे जर पुरवाद्या डेव्हलपर्स चे ऑफर आले परंतु त्याच बरोबर जर पोदपार बिल्डरची जर ऑफर आली तर इतर डेव्हलपर चा विचार न करता पोदपर बिल्डरला प्राधान्य देण्याचे सर्वानुमते ठरले व यापुढे इतर कोणत्याही डेव्हलपरचा विचार न करण्याचे सर्वानुमते ठरले.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

VENUS CO-OP HOUSING SOCIETY LTD.

ANNEXURE-'M'

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PODDAR
INFRACON

बदर-१७/		
६७६७	११५	१९७
२०२२		

To,
The Chairman/ Secretary
Venus Co-Op. Hsg Soc. Ltd.
CTS No. 260A, 262, Village Mogra,
Taluka Andheri, Mumbai – 400 069.

Date: 27th December 2021.

Dear Madam/Sir,

Sub: Points discussed at the Joint Meeting (Between Society Members, Developer and Society's Advocate Mr. Milind Shewale at 8.30 P.M. Dt. 26.11.2021).

We would like to inform you that we received your consent Dt. 03rd November 2021 in the name of Poddar Realty instead of Poddar Infracon Pvt Ltd. Kindly make note of this and do necessary changes and send us revised consent in the name of Poddar Infracon Pvt Ltd.

This is in reference to the redevelopment of Venus Chs Ltd. after conducting meeting and our discussion with you we will offer you followings:

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

As per Details made available to us:

a. **Total Area of Plot: 509 Sq. Mts**
b. **Plot Area Conveyed: 423.96 Sq. Mts.**

1. **Extra Carpet Area:** 15% extra Carpet area for the residential flats over and above their current existing areas as per list received from Society.
2. **One time Shifting Charges :** Rs. 20,000/- (Each Member)
3. **Rate for Additional Area to be Purchased :** Rs. 25000/- Per Sq. Ft.
4. **Rent:- By** way of Rental we shall pay Rs. 70/- per sq. ft. on existing carpet area per month to member owning residential flats. The rental shall be paid (on Owners handing over vacant and peaceful possession of the Property for Redevelopment) for 18 months by way of PDC cheque. One month Rent will be paid towards Brokerage.

PODDAR INFRACON PVT. LTD. MUMBAI

Poddar Infracon Pvt. Ltd.
(Formerly Known as Mehtabson Trading and Manufacturing Private Limited)
Plot No. 26, Shah Industrial Estate, New Link Road, Opp. Anna Temple, Andheri (west), Mumbai- 400053.
Email Id - info@poddarrealty.com | Tel : 022-66920678/79 | CIN : U51900MH1996PTC098488

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२०२२		

PODDAR INFRACON

5. **Refundable Security Deposit:** Rs. 50000/- (Each Member) (Refundable to Developer Time Of Possession)
6. Car Parking will be shared in the ratio of 40% to Society & 60% to Developer
   a) **Cost of Other Expenses:** We shall Bear the Cost for PR Card, Society's Advocate Fees & Previous Developer N O C.
7. **Possession:** Final Flat Possession will be delivered only after OC.
8. Society has to clear all Government dues (Property Tax, Water bill, Electricity Bill & etc.,).

Regards,

Poddar Infracon Pvt Ltd.

Authorised Signatory

PODDAR INFRACON PVT. LTD. MUMBAI

OFFICE OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE "O"

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बदर-१७/

६७६७	७५	७८७
२०२२		

Rite Developers Private Limited

rite evolve

TO WHOMSOEVER IT MAY CONCERN

We, Mr. Ritesh Virchand Shah & Mr. Pratik Jiyani are the Directors of Rite Developers Private Limited.

We hereby state and confirm that our Company Rite Developers Private Limited were appointed as Developer by the Venus C H S Ltd (Formerly known as Bin Bin C H S Ltd) for the Redevelopment of their Society Building vide letter dated 9th July 2014.

Both the Society i.e, Venus C H S Ltd (Formerly known as Bin Bin C H S Ltd) and Rite Developers Pvt. Ltd have jointly and mutually decided to end the aforesaid appointment letter dated 09th July 2014. In this case neither party has any right, title, interest or claim against each other.

Both the parties have decided to end this relation gracefully.

We further state that we have **NO OBJECTION** if the Redevelopment work of the Society building i.e. Venus C H S Ltd (Formerly known as Bin Bin C H S Ltd) is given to any Developer and same is done by any other Developer.

We have received a sum of Rs. 6,03,000/- (Rupees Six Lakh Three Thousand Only) from Venus C H S Ltd (Formerly known as Bin Bin C H S Ltd) towards refund against Deposit and other expenses carried out by us on behalf of Society.

We also state and confirm that we have no rights or any claim – financial or of any other nature whatsoever against any member of Venus C H S Ltd (Formerly known as Bin Bin C H S Ltd) or any new Developer appointed for the Redevelopment of Venus C H S Ltd (Formerly known as Bin Bin C H S Ltd).

We are also handing over to Venus C H S Ltd (Formerly known as Bin Bin C H S Ltd) following Documents of Venus C H S Ltd (Formerly known as Bin Bin C H S Ltd) held with us:

1. Society Registration Papers
2. Deemed Conveyance Order
3. Search Report
4. Original Conveyance Deed dated 19th November 2019
5. 1991 D P Remarks
6. Property Register Card
7. C T S Plan

Reg Add: Shop No 27, Rite Bliss, Kandivali Dattatray CHSL, M G Road, Dahanukarwadi, Kandivali - West, Mumbai - 400 67
202, SS House CSL, Opp. Adarsh Petrol Pump, Nehru Road, Vile Parle East, Mumbai 400 057
Corporate Office: 022 2611 2829 | Email: contact@rite.in | www.rite.in

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२०२२		

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8. Copies of Share Certificate
9. Old Approval Plans, Commencement Certificate

We further declare and state that we have not filed any suit or case in any Govt. Office or in any Court of Law. We also declare and state that we will not file any suit or case in any Govt. Office or any Court of Law in the future also.

15th January 2022

Yours truly,
For **Rite Developers Private Limited**

Name	(Ritesh Shah)	(Pratik Jiyani)
Din No.	00680265	07858290
	Director	Director

We state and confirm that we have no rights or any claim – financial or of any other nature whatsoever against Rite Developers Private Limited and/or their assigns, any member of Venus C H S Ltd (Formerly known as Bin Bin C H S Ltd). We further declare and state that we have not filed any suit or case in any Govt. Office or in any Court of Law. We also declare and state that we will not file any suit or case in any Govt. Office or any Court of Law in the future also. We have also received Original Documents as stated above.

For **Venus Co-op. Housing Society Ltd**

Hon. Chairman Hon. Secretary

VENUS CO-OP HOUSING SOCIETY LTD. ★ JOGESHWARI (EAST) ★ REG. NO. MUMBAI (EAST) HSG/CTC/16002 2016-17

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★ सह. दुय्यम निबंधक, अंधेरी क्र. - ६ मुंबई उपनगर जिल्हा, (वांद्रे) सत्यमेव जयते

ANNEXURE - 'P'

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LIST OF THE COMMON AMMENTIES TO BE PROVIDED IN NEW BUILDING

1. Entire building will be constructed as per the Vastu Shastra.
2. Entire building will be externally painted with acrylic based paint.
3. Anodized Aluminium sliding windows cill & molded frame of granite.
4. Two lifts of reputed make.
5. RCC Structure design will be earth quake resistant as per the BMC rules.
6. Entire compound will have a pavement with checkered tiles.
7. Building will have most attractive elevation.
8. Elegant entrance & lobby.

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६७६७	७१२	७६७
२०२२		

LIST OF THE INTERNAL AMMENTIES TO BE PROVIDED IN NEW BUILDING

1. Marbo Granamite tile flooring with 3" skirting.
2. Granite Kitchen platform with rounded platform edges.
3. Tile dodo upto top of window level.
4. Stainless steel sink in kitchen.
5. Concealed electrical fittings with automatic circuit breaker & good quality switches (Anchor, Roma, Greatwhite or equivalent). All the wiring will of ISI quality.
6. Conceal plumbing with Jaquar hot & cold mixer.
7. Cable T V connection will be provided in the living room.
8. Bathroom will have full height glaze dodo.
9. Flush main door with good quality Godrej lock.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 5 ★ सह. दुय्यम निबंधक, अंधेरी क्र. - ५ ★ MUMBAI SUBURBAN DIST. (BANDRA) ★ मुंबई उपनगर जिल्हा, (वांद्रे) सत्यमेव जयते

AMENITIES SUBJECT TO FINAL APPROVAL

ANNEXURE- 'Q'

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२०२२

ANNEXURE – "Q"

Details of Member's Premises as agreed to be provided by the Developers to Existing Members of **VENUS CO-OPERATIVE HOUSING SOCIETY LIMITED**

Flat No.	Name of the Member	Old Flat Area Sq. Ft. (Carpet Area)	Additional Area Free of Cost Sq. Ft. (Carpet Area)	New Flat Area Sq. Ft. (Carpet Area)
G-1	Smt. Nilima Lilesh Sawant	221.91	33.29	255.20
G-2	Smt. Pratibha Dubey	230.91	34.64	265.55
G-3	Shri. Prashant Prabhakar Kadam & Smt. Pranita Prasant Kadam	227.7	34.16	261.86
G-4	Shri. Ramchandra Pandurang Bhogate	211.95	31.79	243.74
A-1	Shri. Dinesh Sunder Suvarna	251.31	37.70	289.01
A-2	Smt. Laxmi Chandras Chanil	270.66	40.60	311.26
A-3	Shri. Prakash Rajaram Wadekar & Shri. Suresh Rajaram Wadekar	266.73	40.01	306.74
A-4	Smt. Lata Narayan Poojari Shri. Aithappa Fakira Poojari Smt. Padmavati Babu Poojari Smt. Yamuna Fakira Poojari Smt. Laxmi Krishna Amin alias Smt. Laxmi Fakira Poojari	241.35	36.20	277.55
B-1	Shri. Dinesh Ramesh Nerpagar & Smt. Rashmi Dinesh Nerpagar	251.31	37.70	289.01
B-2	Dr. (Shri.) Ashok Chudaman Kate & Smt. Vandana Ashok Kate	270.66	40.60	311.26
B-3	Shri. Sachin C Gole & Smt. Sanskruti Sachin Gole	266.73	40.01	306.74
B-4	Shri. Jitendra Vilas Prasade & Smt. Dhanashri Jitendra Prasade	241.35	36.20	277.55
C-1	Smt. Swati Sudesh Karwadkar & Shri. Sudesh Suresh Karwadkar	251.31	37.70	289.01
C-2	Smt. Neha Narendra Kadam & Shri. Narendra Shripad Kadam	270.66	40.60	311.26
C-3	Shri. Mangesh Dattaram Bandarkar	266.73	40.01	306.74
C-4	Shri. Umesh Shridhar Shetty (Since Deceased) by the hands of the office bearers of the Society as Trustees in respect of the interest of the deceased member.	241.35	36.20	277.55
D-1	Shri. Vivek Dagdoo Jagnade & Smt. Sangeeta Vivek Jagnade	251.31	37.70	289.01
D-2	Smt. Madhumati Madhukar Hindlekar	270.66	40.60	311.26
D-3	Shri. Vilas Dhondu Salunke & Smt. Angha Vilas Salunke	266.73	40.01	306.74
D-4	Smt. Leela Anand Kotian	241.35	36.20	277.55
	Total	**5012.67**		~~5746.29~~ 5764.57

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

ANNEXURE - 'R'

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६७६७	१२१	१९७

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ANNEXURE – "R"

Details of Monthly Compensation/Rent for Temporary Alternate Accommodation payable by Developers to the Existing Members of

VENUS CO-OPERATIVE HOUSING SOCIETY LIMITED

Flat No.	Name of the Member	First 18 months @ Rs.17,550/- per month	19th Month to 30th Month @ Rs.17,550/- per month
G-1	Smt. Nilima Lilesh Sawant	17,550/-	17,550/-
G-2	Smt. Pratibha Dubey	17,550/-	17,550/-
G-3	Shri. Prashant Prabhakar Kadam & Smt. Pranita Prasant Kadam	17,550/-	17,550/-
G-4	Shri. Ramchandra Pandurang Bhogate	17,550/-	17,550/-
A-1	Shri. Dinesh Sunder Suvarna	17,550/-	17,550/-
A-2	Smt. Laxmi Chandras Chanil	17,550/-	17,550/-
A-3	Shri. Prakash Rajaram Wadekar & Shri. Suresh Rajaram Wadekar	17,550/-	17,550/-
A-4	Smt. Lata Narayan Poojari Shri. Aithappa Fakira Poojari Smt. Padmavati Babu Poojari Smt. Yamuna Fakira Poojari Smt. Laxmi Krishna Amin alias Smt. Laxmi Fakira Poojari	17,550/-	17,550/-
B-1	Shri. Dinesh Ramesh Nerpagar & Smt. Rashmi Dinesh Nerpagar	17,550/-	17,550/-
B-2	Dr. (Shri.) Ashok Chudaman Kate & Smt. Vandana Ashok Kate	17,550/-	17,550/-
B-3	Shri. Sachin C Gole & Smt. Sanskruti Sachin Gole	17,550/-	17,550/-
B-4	Shri. Jitendra Vilas Prasade & Smt. Dhanashri Jitendra Prasade	17,550/-	17,550/-
C-1	Smt. Swati Sudesh Karwadkar & Shri. Sudesh Suresh Karwadkar	17,550/-	17,550/-
C-2	Smt. Neha Narendra Kadam & Shri. Narendra Shripad Kadam	17,550/-	17,550/-
C-3	Shri. Mangesh Dattaram Bandarkar	17,550/-	17,550/-
C-4	Shri. Umesh Shridhar Shetty (Since Deceased) by the hands of the office bearers of the Society as Trustees in respect of the interest of the deceased member.	17,550/-	17,550/-
D-1	Shri. Vivek Dagdoo Jagnade & Smt. Sangeeta Vivek Jagnade	17,550/-	17,550/-
D-2	Smt. Madhumati Madhukar Hindlekar	17,550/-	17,550/-
D-3	Shri. Vilas Dhondu Salunke & Smt. Angha Vilas Salunke	17,550/-	17,550/-
D-4	Smt. Leela Anand Kotian	17,550/-	17,550/-
	Total	**3,51,000/-**	

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

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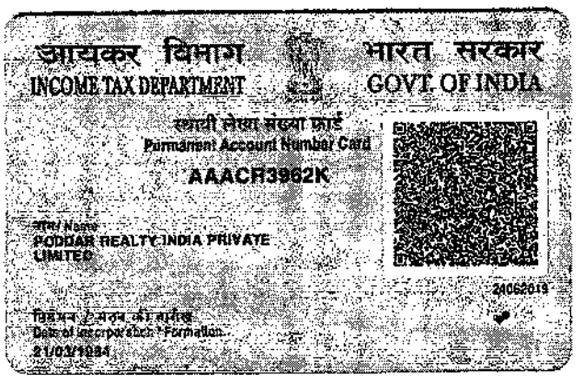

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAACR3962K

नाम/ Name
PODDAR REALTY INDIA PRIVATE LIMITED

24062019

विवेचन / संगठन की तारीख
Date of Incorporation / Formation
21/03/1984

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२०२२		

FOR PODDAR REALTY INDIA PVT. LTD.

Mahendra Poddar

Director

FOR PODDAR REALTY INDIA PVT. LTD.

Director



THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा, (वांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

PODDAR REALTY INDIA PVT. LTD.

Plot No. 26, Shah Industrial Estate, Opp. Anna Temple, New Link Road, Andheri (West), Mumbai – 400 53
Tel: 022-66920678/79, Email: info@poddarrealty.com, CIN: U70100MH1984PTC032425

CERTIFIED TRUE EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF PODDAR REALTY INDIA PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT PLOT NO. 26, SHAH INDUSTRIAL ESTATE, OPP. ANNA TEMPLE, NEW LINK ROAD, ANDHERI (WEST), MUMBAI – 400 053 ON MONDAY, 3RD JANUARY 2022 AT 02.00 P.M.

The Chairman informed the Board that the Company Poddar Realty India Private Limited has been appointed by Venus Co-op. Housing Society Ltd as Developer for Redevelopment of the Society's Building situated at plot bearing CTS no.260 A(pt), & 262(pt), 262/1 to 6 of village Mogra, Natwar Nagar Road No.5, Jogeshwari (E), Mumbai-400 060. After discussions, the following resolution was passed:

बदर-१७/
६७६७ | १२४ | ७८७
२०२२

"RESOLVED THAT, the consent of the Board of Directors of the Company be and is hereby accorded for Commencing the Development Work of the Project "VENUS C H S LTD" situated at plot bearing CTS no.260 A(pt), & 262(pt), 262/1 to 6 of village Mogra, Natwar Nagar Road No.5, Jogeshwari (E), Mumbai-400 060

"**RESOLVED FURTHER THAT**, any One of the Director Viz. **MR. YASH PODDAR, MR. MAHENDRA PODDAR AND MR. PRATEEK PODDAR** Directors of the Company be and hereby jointly or severally authorized in relation to said Development Work

(1) to sign and put up all the plans for approval from BMC/MCGM and to sign and execute all the documents, approvals, plan and any other documents as required by BMC or any other concerned authorities from time to time till Completion of the Project on behalf of the company; (2) to sign and execute Development Agreement, Power of Attorney, all the Documents, Letters, Undertakings, Indemnity, Alternate Accommodation Agreement, Sale Agreement, Cancellation

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 MUMBAI SUBURBAN DIST. (BANDRA)

PODDAR REALTY INDIA PVT. LTD.

Plot No. 26, Shah Industrial Estate, Opp. Anna Temple, New Link Road, Andheri (West), Mumbai – 400 53
Tel: 022-66920678/79, Email: info@poddarrealty.com, CIN: U70100MH1984PTC032425

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Deed, Supplementary Deed, Rectification Deed related to the said VENUS PROJECT on behalf of the Company;

(3) to appear before the Registrar or Sub-Registrar of Assurances, Bandra/Andheri/Khar/Borivali or any other office of the Registrar or Sub-Registrar of Assurances in Mumbai for Registration of the Development Agreement, Power of Attorney, Undertakings, Indemnity, Alternate Accommodation Agreement, Sale Agreement, Cancellation Deed, Supplementary Deed, Rectification Deed as the case may be on behalf of the company; and

(4) to issue a certified true copy of this resolution and to do all acts, deeds and things on behalf of the Company which are necessary and expedient to give effect to this resolution.

"**RESOLVED FURTHER THAT**, pursuant to the Articles of Association of the Company, the Common Seal of the Company be affixed on such documents, declarations, agreements, securities, undertakings, indemnities and writings as may be required for the Development of the VENUS CO-OP. HOUSING SOCIETY LTD Project in presence of any of the Directors i.e, **MR. YASH PODDAR, MR. MAHENDRA PODDAR AND MR. PRATEEK PODDAR**, Directors of the Company, jointly or severally who would affix his signatures in token thereof.

Certified True Extracts

FOR PODDAR REALTY INDIA PRIVATE LIMITED

DINESH KESHARDEO PODDAR
DIRECTOR
DIN: 00158597

RAVI KESHARDEO PODDAR
DIRECTOR
DIN: 00346916

Place: Mumbai
Date: 03.01.2022

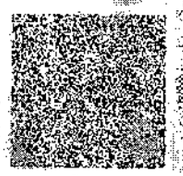
THE SEAL OF THE JOINT SUB REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



Permanent Account Number Card
AAEPP3185H



MAHENDRA KESHARDEO PODDAR

KESHARDEO PODDAR

28092018

02/02/1969



आधार

भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 0000/00487/91363

To
महेन्द्र केशरदेव पोद्दार
Mahendra Keshardeo Poddar
S/O Keshardeo Poddar
301/302 Keshav Priya H F Society Road No 3
Natwar Nagar Jogeshwari East
Mumbai
Jogeshwari East
Mumbai Suburban
Maharashtra 400060
9820334517

16/02/2013

1025367303

ME025367303FH



आपला आधार क्रमांक / Your Aadhaar No.:

6052 0570 4924

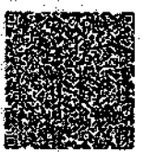
माझे आधार, माझी ओळख



भारत सरकार
Government of India



महेन्द्र केशरदेव पोद्दार
Mahendra Keshardeo Poddar
जन्म तारीख / DOB : 02/02/1969
पुरुष / Male



6052 0570 4924

माझे आधार, माझी ओळख

बदर-१७/

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Maheendra Poddar



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

YASH DINESH PODDAR

DINESH PODDAR

07/09/1992

Permanent Account Number
BKJPP8030M

Signature



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भारत सरकार

आधार

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2006/60027/33988

To.
यश दिनेश पोद्दार
Yash Dinesh Poddar
S/O Dinesh Poddar
201 ,202 keshav priya plot no 08 H.F. society road no 03
natwar nagar Jogeshwari east
Mumbai
Jogeshwari East Andheri Mumbai Suburban
Maharashtra 400060
9930226633

20/02/2013

Ref: 1763 / 03Q / 158352 / 158377 / P

SB693227465FH

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ सह. दुय्यम निबंधक, अंधेरी क्र. ६ ★ मुंबई उपनगर जिल्हा, (वांद्रे) ★ SUBURBAN DIST. (BANDRA)

आपला आधार क्रमांक / Your Aadhaar No. :

5412 2009 8359

माझे आधार, माझी ओळख

भारत सरकार
Government of India



यश दिनेश पोद्दार
Yash Dinesh Poddar
जन्म तारीख / DOB : 07/09/1992
पुरुष / Male

5412 2009 8359

माझे आधार, माझी ओळख

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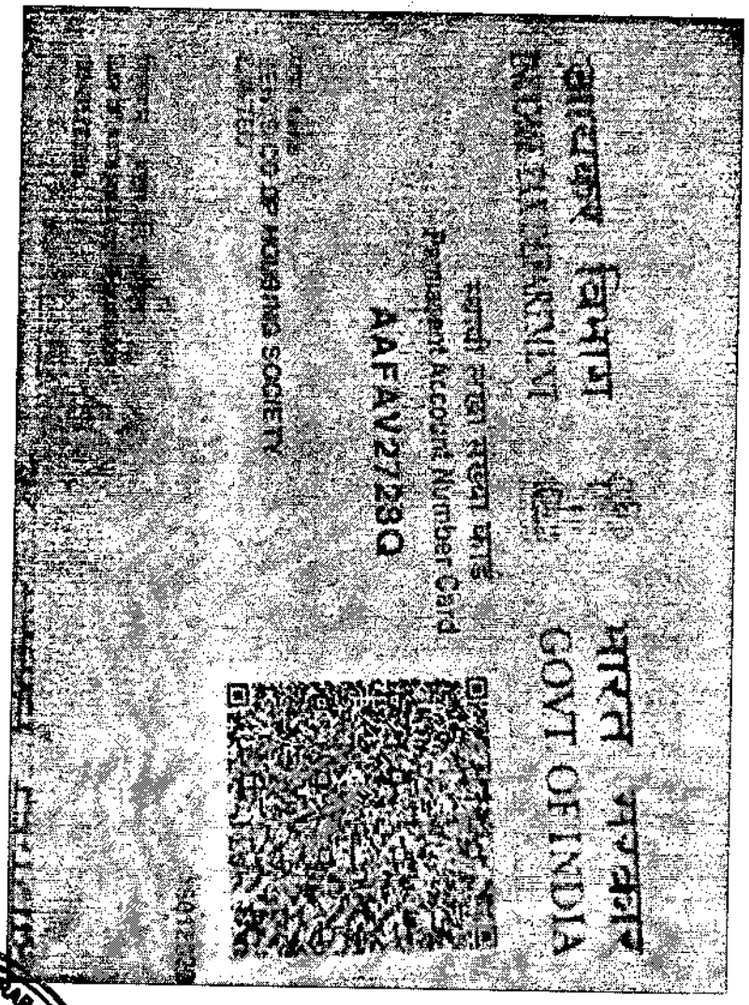



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MEETING MINUTE BOOK

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सभेचे मिनिट बुक

Meeting No./सभा नं.

Date/तारीख 29/12/2021

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव		REMARKS शेरा
	आज दिनांक 29/12/2021 रोजी सोसायटीची सर्वसाधारण सभा आयोजीत करण्यात आली या सभेला खालील सभासद उपस्थीत होते व पुढील विषय घेण्यात आले		
1)	सचिन गोले	B-3	[signature]
2)	Nilima Nilesh Sawant	G-1	[signature]
3)	Satish Kumar	D-4	[signature]
4)	Dinesh Suvarna	A-1	[signature]
5)	Pratibha J. Dubey	G-2	Pratibha Dubey
6)	Latha N. Poojari	A-4	[signature]
7)	Tanuja Chanil	A-2	[signature]
8)	Mangesh D Bandarkar	C/3	[signature]
9)	Sudesh Kanwadkar	C/1	[signature]
10)	Jitendra Prasade	B-4	[signature]
11)	Dr. Ashok Kota	B2	[signature]
12)	Naveen Kadam	C2	[signature]
13)	Vivek D. Jagnade	D-1	[signature]
14)	Vilas P. Salunke	D-3	A.V. Salunke
15)	Madhumati Hindlekar	P-2	मधुमती म० हिंदळेकर
16)	Suresh R. Wadekar	A/3	[signature]

VENUS CO-OP HOUSING SOCIETY LTD. ★ JOGESHWARI (EAST) ★ REG. NO. MUMBAI-EAST/HSC/CTC/16002 2016-17

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ सह. दुय्यम निबंधक, अंधेरी क्र. ६ ★ मुंबई उपनगर जिल्हा (चेंबूर) ★ MUMBAI SUBURBAN DIST. (BANDRA) ★ सत्यमेव जयते

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Meeting No./सभा नं.

ANNUAL / SPECIAL GENERAL

वार्षिक / विशेष सर्वसाधारण

Date/तारीख 29/12/2021

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

१) आजच्या मिटिंग मध्ये डॉ. अशोक कोष्टी यांना अध्यक्ष पदी आजच्या मिटींग पुरता नेमण्यात आले त्याला अनुमोदन सचिन गुळे यांनी दिले व सर्वानुमते निवड मान्यता मिळाली.

२) आज रिव्हाईज लेटर (पादर बिल्डर यांनी सर्व सभासदांनी वाटण्यात आले

३) प्रपोज कन्सेंट प्रक्रियेसाठी लेटर साठी सर्वांची मान्यता घेण्यात आली व त्या लेटरवर सर्व सभासदांची सही घेण्यात आली (प्रपोज कन्सेंट लेटर)

४) पुढच्या प्रक्रियासाठी पादर बिल्डर कडून प्लान आल्या नंतर ज्या सभासदांना पुढच्या प्रक्रिया बेकरी व्यवसायास त्यावर प्लान आल्यानंतर विचार विनिमय करून पादर बिल्डरला कन्वेयन्स करण्याचे ठरले

५) तसेच साईट उच्चतर पर कडून घेण्यात येणारी MOC, प्रॉपरटी कार्ड वर सोसायटीचे नाव चढवणे व सोसायटीचे मेंटेनन्स डिपॉझिट, शेवाळे यांच्या सर्व बाबींचा खर्च हा पोद्दार डेव्हलपर्स तर्फे देण्यात येईल असे सर्वानुमते ठरले

सोसायटीने केलेल्या सर्वेप्रमाणे आपल्या सोसायटीच्या प्लॉट प्रमाणे 423.66 sq.mts. येतो. परंतु तो 408.70 sq.mts. असल्याचे निदर्शनात आले आम्ही हिलसन सोसायटीतील (बिन-बिन कोहा.सो.) महीला सर्व सभासदांनी सर्वानुमते ठरवले आहे की आपण डिव्हेलपर डेपुटीच्छ रजिस्टर यांच्याकडे डेक्लीफीकेशन साठी अर्ज करावे व त्या कामासाठी सर्वानुमते

THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह दुय्यम निबंधक, अंधेरी क्र. ६
उपनगर जिल्हा, मुंबई
MUMBAI SUBURBAN DIST. (BORIVALI)

VENUS CO-OP HO

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MEETING MINUTE BOOK

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सभेचे मिनिट बुक

Meeting No./सभा नं.

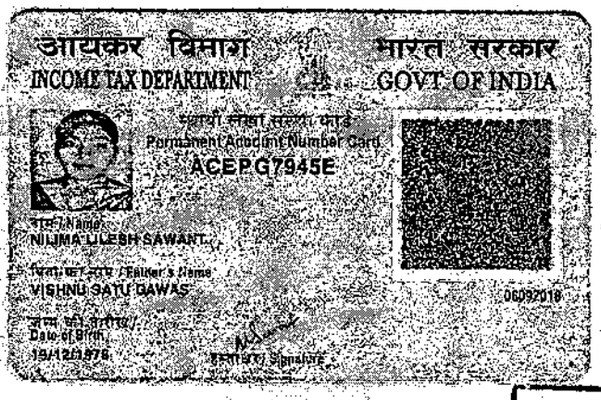
Date/तारीख 29/12/2021

RESOLUTION NO. ठराव नं.	PRESENT MEMBERS AND RESOLUTIONS हजर सभासद व ठराव	REMARKS शेरा
	सेक्रेटरी श्री सचिन गोळे, चेअरमन श्री रामचंद्र भोगटे, आणि ट्रेजरर ~~वरे~~ श्री नरेंद्र कदम यांना साईनींग ऑथोरीटी देण्याचे ठरवण्यात आले.	
7)	पोदपार बिल्डर तर्फे जे रिव्हाईज लेटर देण्यात आली त्या रिव्हाईज लेटर वर ~~चर्चा~~ आजच्या मिटिंग मधे चर्चा होऊन त्या रिव्हाईज ऑफर ला सर्वानुमते मान्यता मिळाली.	

VENUS CO-OP HOUSING SOCIETY LTD. REG. NO. MUMBAI EAST HSC-CTC-168 JOGESHWARI

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (वांद्रे) सत्यमेव जयते MUMBAI SUBURBAN DIST. (BANDRA)

G-1


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACEPG7945E
नाम/Name
NILIMA LILESH SAWANT
पिता का नाम /Father's Name
VISHNU SATU GAWAS
जन्म की तारीख/
Date of Birth
19/12/1976
हस्ताक्षर/ Signature
06092018

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२०२२		



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२०२२		

भारत सरकार
Unique Identification Authority of India
Government of India

आधार

नामांकन क्रमांक / Enrollment No. : 1207/28103/01355

To
Nilima Lilesh Sawant
नीलिमा लिलेश सावंत

W/O: Lilesh Sawant
A / 302, Tivoli Terrace CHS
Natwar Nagar Road
Near Sachin GYM
Mumbai
Jogeshwari East Mumbai
Maharashtra - 400060
9619805902

23/08/2013

KL5191044403FT
51910440

आपका आधार क्रमांक / Your Aadhaar No. :

7601 3144 5765

आधार - आम आदमी का अधिकार

Government of India

नीलिमा लिलेश सावंत
Nilima Lilesh Sawant



जन्म तिथि/DOB: 19/12/1979
महिला / Female

7601 3144 5765

आधार - आम आदमी का अधिकार



(१) ५-२

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

PRATIBHA JAYPRAKASH DUBEY
JAYPRAKASH G DUBEY
06/01/1961
Permanent Account Number
AHTPD4174C



Signature

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THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6
सह. दुय्यम निबंधक, अंधेरी क्र. ६
मुंबई उपनगर जिल्हा, (बांद्रे)
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१७/		
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२०२२		

भारत सरकार
GOVERNMENT OF INDIA



प्रतिभा जयप्रकाश दुबे
Pratibha Jayprakash Dubey

जन्म वर्ष / Year of Birth : 1961
स्त्री / Female

3834 2987 6014

आधार — सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता : W/O जयप्रकाश दुबे, जी-२, बिन बिन अपार्टमेंट, नटवर नगर रोड नं-५, नियर वेस्टर्न एक्सप्रेस हायवे, जोगेश्वरी ईस्ट, मुंबई, महाराष्ट्र, 400060

Address:W/O Jayprakash Dubey, G-2, Bin Bin Apartment, Natwar Nagar Road No-5, Near Western Express Highway, Jogeshwari East S.O, Mumbai, Maharashtra, 400060

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 6 ★ MUMBAI SUBURBAN DIST. (BANDRA) ★
सह. दुय्यम निबंधक, अंधेरी क्र. ६ मुंबई उपनगर जिल्हा, (वांद्रे)
सत्यमेव जयते