

Golden Tobacco Worker's Co-op. Housing Society Ltd.

(Regd. No Bom-Hsg. 346 of 1963)

Sneh Sagar, Plot No 22, Gulmohar Cross No. 12, Juhu Scheme, Mumbai - 400 049.

बदर - २५		
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22nd MAY 2021		

MINUTES OF THE SPECIAL GENERAL MEETING OF GOLDEN TOBACCO WORKER'S CO-OP HOUSING SOCIETY LIMITED HELD ON 22nd MAY 2021 AT 11.00 A.M. AT THE SOCIETY'S OFFICE AT SNEH SAGAR, PLOT NO. 22, GULMOHAR CROSS NO. 12, JUHU SCHEME, MUMBAI - 400 049.

The Secretary of the Society Mr. Bhavesh Joshi ascertained the quorum at 11.20 am. Since the requisite number of members were present the meeting commenced at 11.20 am.

Mr. Nilesh Bhatia, Hon. Chairman, occupied the chair and called the meeting to order then took the agenda mentioned in the notice for consideration and approval of members of the Society.

Agenda:

The Chairman explained that, the Society and its members need to approve the draft Development Agreement and execute and register the same in favour of H Rishabraj Realty for redevelopment of all that piece and parcel of land bearing CTS NO.595/23/1 Plot No. 22, admeasuring 940.60 sq. meters or thereabouts of Andheri Village, Gulmohar Cross Road No. 12, J. V. P. D., Andheri (West), Mumbai-400 049 Taluka Borivali within the Mumbai Suburban District and the Building known as "The Golden Tobacco Worker's Co-operative Housing Society Limited" standing thereon ("said property"), which was prepared by the Society's Advocates in consultation with the committee members of the Society and Society Architect & PMC.



After discussion, the following resolution was passed unanimously by the members.

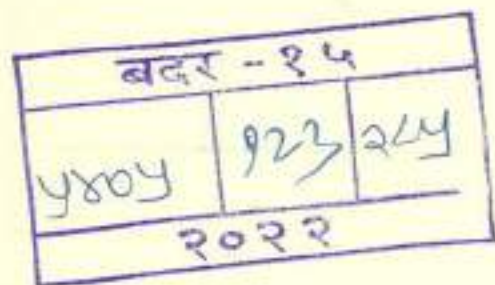
Resolution:

"Resolved that the Society and its members have approved the draft Development Agreement for execution and registration of the same in favour of H Rishabraj Realty for redevelopment of the said property, subject to and only after the following changes are made and also subject to and after the approvals of the plans, finalization of annexures from society.



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Golden Tobacco Worker's Co-op. Housing Society Ltd.

(Regd. No Bom-Hsg. 346 of 1963)

Sneh Sagar, Plot No 22, Gulmohar Cross No. 12, Juhu Scheme, Mumbai - 400 049.

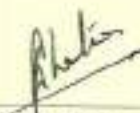
1. Spelling mistakes in members names
2. Wrong Taluka and plot number.
3. Delete comments required by society, ICUL, Developer.
4. Flat no 601 & 602 existing carpet area to be changed to 2132 (area includes additional 18sqft area) so the total new area inclusive of extra free area is to be 2612 square feet.
5. Amenities List (Point no 23 - Electrical) (Point no 8 - Plumbing) - Geyser to 10lrs instead of 5 liters.
6. Water Proofing guarantee (remove Point no 7 - OR any equivalent reputed contractor).
7. Clause 7.15 - Permission to be granted to stay back to the society for no. 1 for enforcement of clause 7.15 beyond the stipulated time.

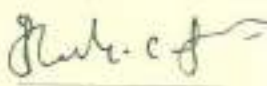
Proposed by: Nishu Targal

Seconded by: Manoj Bhutta

Passed Unanimously.

Since there was no other discussion, the meeting ended with a vote of thanks to the chair.


Hon. Chairman


Hon. Secretary



For GOLDEN TOBACCO WORKER'S CO-OP HOUSING SOCIETY LIMITED.

Date 22/05/2021

Place: Mumbai





MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202102111305464 D.P. Rev. dt. Refer Inward Number: K/W/2021/111305466 Payment Dated 08/02/2021

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

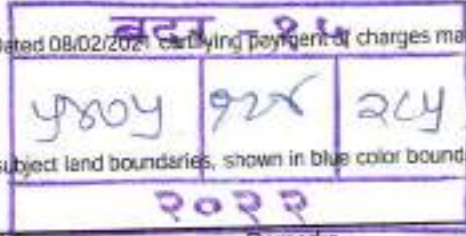
To,
Mr./Mrs. RISHABRAJ ESTATE DEVELOPERS
103 JAI TIRTH, BORIVALI EAST

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 195/173/2 of ANDHERI Village situated in K/W Ward, Mumbai.

Ref : Application u/no. K/W/2021/111305466 Payment Challan No. DP34202102111305464 Dated 08/02/2021 carrying payment of charges made under Receipt no. 16200078976 Dated 08/02/2021

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.



Description	Nomenclature		Remarks
CTS No.	195/173/2		
Village	ANDHERI		
Development Plan 2034 referred to Ward	K/W		
Zone [as shown on plan]	Residential(R)		
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present	
	Proposed Road	NIL	
	Proposed Road Widening	NIL	
Reservation affecting the Land [as shown on plan]	NO		
Reservation abutting the Land [as shown on plan]	NO		
Existing amenities affecting the Land [as shown on plan]	NO		
Existing amenities abutting the Land [as shown on plan]	NO		
Whether a listed Heritage building/ site:	Yes / No		
Whether situated in a Heritage Precinct:	Yes / No		
Whether situated in the buffer zone/Vista of a listed heritage site:	Yes / No		
Whether a listed archaeological site (ASI):	Yes / No		
Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	Yes / No		
Note: The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.			

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202102111305464/DP/K/W

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

EP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/UD-11 dt. 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt. 8.5.2018 before granting any development permission on the land/s. Please Refer to State Government Notifications/Plans for details of Sanctioned EP. For Sanctioned Modification & Excluded Portion, the link for the notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in) > Ward & Departments > Chief Engineer - Development Plan > Docs > Sanctioned DP2034

Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in) > Ward & Departments > Chief Engineer - Development Plan > Docs > Sanctioned DP2034 > Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in) > Ward & Departments > Chief Engineer - Development Plan > Docs > Sanctioned DP2034 > Development Plan 2034 (sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline near the plot (2.55 meters far) has 150 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (4.46 meters far) has invert level 20.75 meters with reference to Town Hall Datum (THD).

Ground level:

The plot has minimum 28.20 meters and maximum 28.40 meters ground level with reference to Town Hall Datum (THD).

RL Remark:

Regular line remarks for the land under reference are as given below:

REGULAR LINE REMARKS (Traffic):

As far as Traffic department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 195/173/2 of Village ANDHERI in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

REGULAR LINE REMARKS (Survey):

As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 195/173/2 of Village ANDHERI in K/W ward of M.C.G.M. as shown bounded blue on accompanying plan.

These remarks are issued without site inspection, without prejudice to the ownership, status of structure, plot boundaries and same will supersede earlier remarks issued if any. These remarks are subject to changes/revision of sanctioned Regular line and shall be valid for One year from date of its issue. The earlier R.L. Remarks issued by this office if any shall be treated as canceled.

This remarks are offered subject to actual joint demarcation with A.E survey on site. This remarks should be verified by corresponding Asst. Engineer (Survey) K/W Ward. You may approach to that office for actual demarcation of sanctioned Regular Line on site.

It may please be noted that this remarks are offered as per the plot boundaries shown by Architect/Owner on plan and the plot boundaries shall be verified and confirmed on site through the competent authority.

This permission shall not be used as a tool for evicting the existing tenants/occupants if any. This permission is granted based on documents submitted by the architect and if any are found fake/fraud the permission issued shall be revoked/canceled.

The alignment of RL shown on Plan is indicative. For detail planning of proposal actual demarcation from Assistant Engineer (Survey) shall be obtained.

Estates Layout

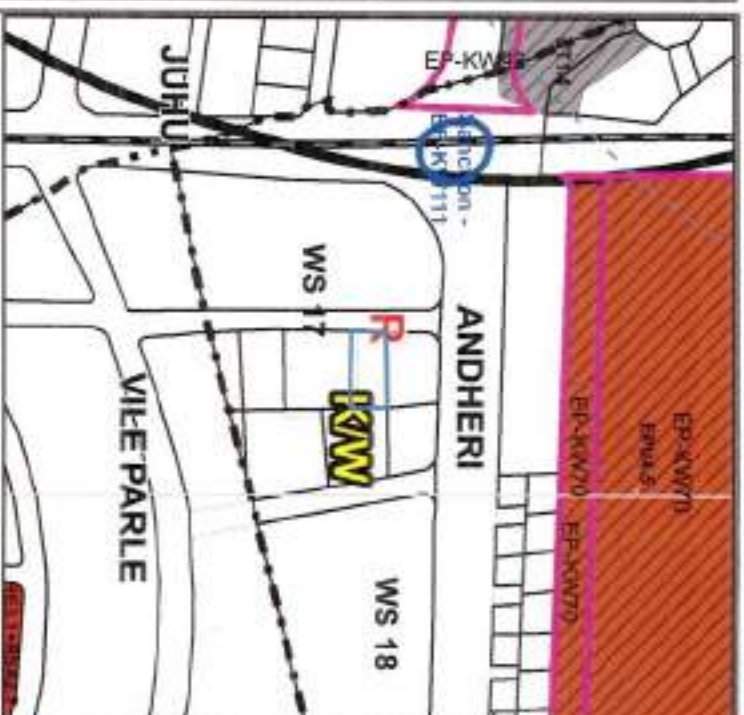
The land under reference falls under VILEPARLE_JVPD hence specific remarks should be obtained separately from the concerned authority i.e. A.C. (Estates) before taking up any development on the land

Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.



BLOCK PLAN	
Scale 1:500	Land Bearing C.T.S.No(s) 195/173/2 of ANDHERI Village in K/W Ward



LOCATION PLAN	
Scale 1:4000	

Note:
 Offtoforma have been offered only from Drawing point of view without any reference to the existing and status of the structures on the land under reference etc.
 This plan is to be read with letter under

CHE/DP34/202102111305464/DP/MS/K/W

This is an electronically generated document. Hence NO signature required. Assistant Engineer (DP), K/W Ward. Dated: 08/02/2021



MUNICIPAL CORPORATION OF GREATER MUMBAI
 (Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
 5th Floor, Annex Building,
 Municipal Head Office,
 Mumbai - 400 001.



Land Bearing CTS No(s) 185173/2 of ANDHRI Village in KVM Ward

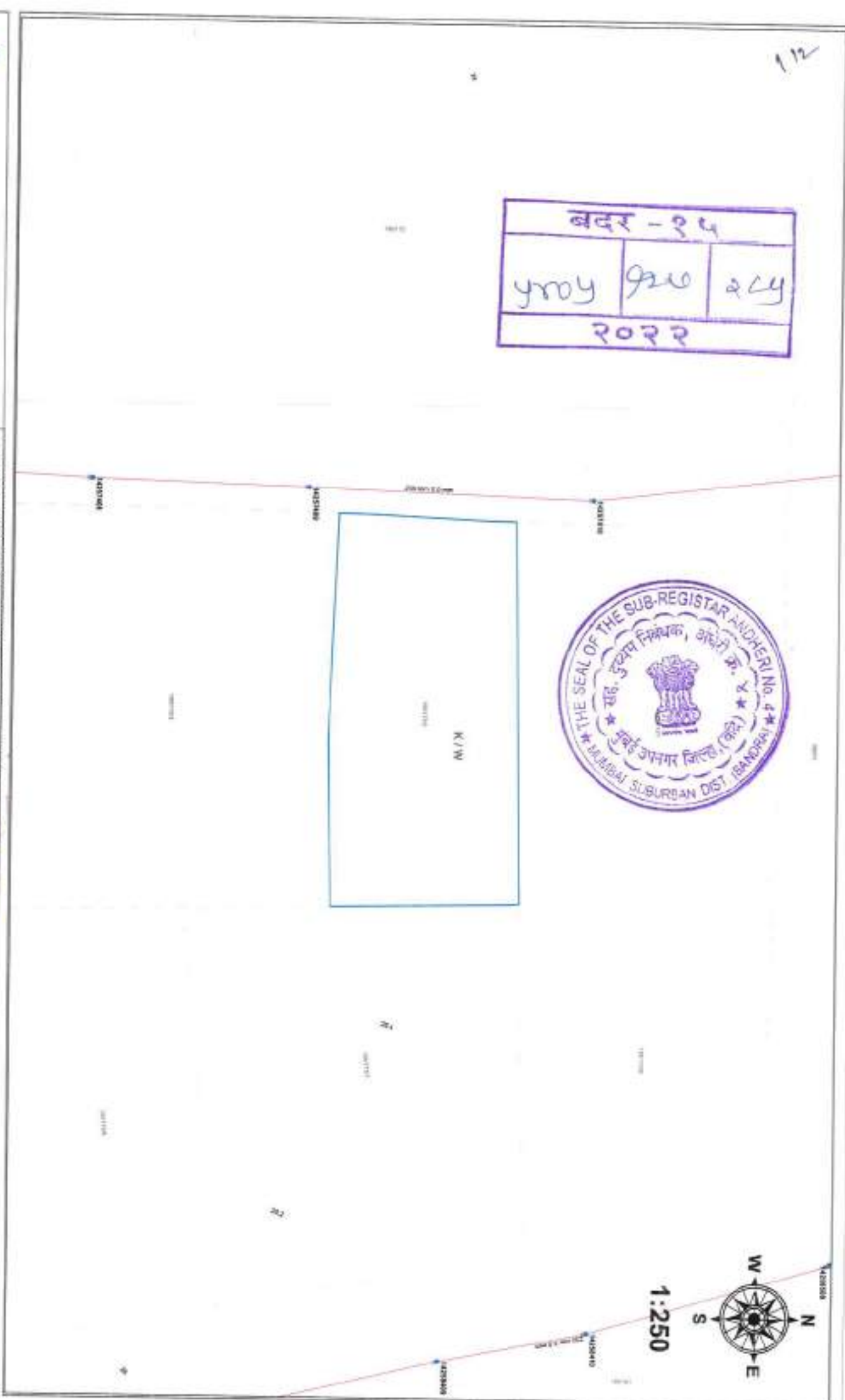
This plan is to be read with additional information given in letter no C-06-014/0210234-9064-00 - SIKAW



Legend

- Bever Hills — Survey Roadline — Storm Water Drain
- 5000 Mainline — Corridor
- Traffic Roadline — Sewerline

Generated On: 2/8/2004





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विभाग - अंधेरी
 तालुका - न.मु.अ.अंधेरी
 जिल्हा - मुंबई उपनगर जिल्हा

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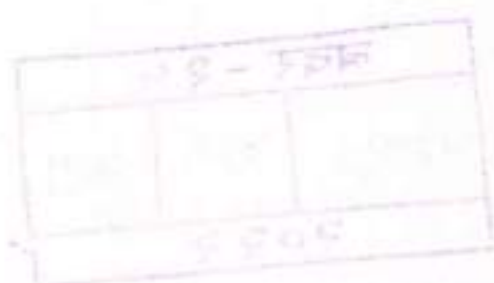
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कार्यकारी कमिशनर समाजी
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C E R T I F I C A T E
O F
R E G I S T R A T I O N

No. BIN/HSC-346 of 1963



The Assistant Registrar, Cooperative Societies, (II) Bombay hereby notifies that the GOLDEN TOBACCO WORKERS CO-OPERATIVE HOUSING SOCIETY LTD., Tobacco House, 156 Chodbunder Road, Vile Parle, Bombay 56 (S) has been registered under Section 9(1) of the Maharashtra Cooperative Societies Act, 1960 (Maharashtra Co-operative Societies Act XXIV of 1961) and classified as Housing Society - (b) Co-operative Housing Society - under Section 12(1) of the said Act read with Maharashtra Co-operative Societies Rule 10(1) :

Bombay :

dated March 6, 1963

SEALED

N. G. M.
 Chairman

Chandrabhan
 Secretary

H. D. B.
 Treasurer

Assistant Registrar

Co-operative Societies, (II)
 Bombay.

(TRUE COPY)

of Golden Tobacco Workers' Co-op. Housing Society Ltd

Chairman
Secretary
Treasurer

19-556		
2209		



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आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GOLDEN TOBACCO WORKERS CHS
LTD

06/03/1963

Permanent Account Number

AAABG1681R

Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AALFH2982D



नाम / Name

H RISHABRAJ REALTY

निगमन / गठन की तारीख
Date of Incorporation / Formation

18/04/2018

18/04/2018

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARISH RATANCHAND JAIN

RATANCHAND DESHMAL JAIN

15/11/1977

Permanent Account Number

ADLPJ7195F

Signature



