

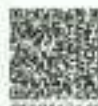


महाराष्ट्र शासन

मालमत्ता पत्रक

ULFIN: 75095606494

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर प्रमाणन) नियम, १९६९ चातील नियम ७ नमुना "ठ"]



7509502494

नाम/पैठ : पहाडी गोरेगांव (प)		तालुका/न.मु.का. : नगर भुमापन अधिकारी, गोरेगांव			जिल्हा : मुंबई उपनगर
नगर भुमापन क्रमांक	सिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	सासनाला दिलेल्या आकाराची किंवा मादबाचा तपशील आणि त्याच्या ऊरठपासणीची नियत वेळ
536/6			११,२०	सी	बरल - ६/

सुविधाधिकार :

हवकाशा मूळ धारक :

H

वर्ष : १९६६

जवाहरनगर सहकार गृहनिर्माण मंडळ - खरेदीने.

महेश्वर

[मनुभाई व्ही. सुकादिपा.]

इतर भार :

तार और :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (या) पट्टेधारक किंवा शीर (ई) संस्थान (अथवा) संस्थान (अथवा)	संस्थान
30/10/1971	वि. शे. सागर/ न. भू. क. ६३८ प्रमाणे.			सही- 30/10/1971 न. भू. क. ५
13/04/1982	वि. शे. सागर/ मुदलवाव न. भू. क. ६३८ प्रमाणे.			सही- 13/04/1982 वि. नि. भू. अ. एका न. भू. अ. क. १० मुंबई उपनगर, मुंबई
04/04/2005	म.उ.पवित्रागिण अघिकाती मंडुई उप खंडेकडील क. डिप्लॉम/एलएनडी/टे-४ वशी २०४५, २०४५, २०८८ /२००२ दि. २०/१५/२००२ अन्वये सुकरीत बिजलीत स-घापी नोंद घेतली.			किरादार क. ५६ प्रमाणे सही- 04/04/2005 न. भू. अ. गोरगाव
24/07/2015	म.उ.पवित्रागिण आधुनिक आणि संवातक भुमि अघिलेख (म.उ.प) पुणे खंडेकडील परिपत्रक क. ना. भू. अ/नि.प/अक्षरी नोंद/२०१५ पुणे दि. १६/२०/१५ व इकडील आदेश क. न. भू. गहाडी गोरगाव (ए/के. क. १०६६ दिनांक २०/०४/२०१५) अन्वये केपल खंडेकडील नोंदपहीनरीत क्षेत्र व मिल्कल पत्रिकेवरील क्षेत्र मेलत असलेने मिल्कल पत्रिकेवर नमूद अंकी क्षेत्रअक्षरी अकरा पॉईंट वीस चौ.मी दाखल केले.			किरादार क. ५०४६ प्रमाणे सही- 24/07/2015 न. भू. अ. गोरगाव
12/12/2022	मानीव अमिह संस्थान वस्तुनुसार नोंद - सह दु. नि. कोरीवली ६ खंडेकडील र. द. अ. २२६०१/२०२२ दिनांक ०६/११/२०२२ अन्वये मिल्कलीचे धारक मनुभाई की. सुतविच. पोवे तर्फे जिल्हा वाचनिधायक सहकारी संस्था समक प्राधिकारी, मुंबई सिटी-४ यांनी आदेश के. No.DCR/मुम्/३११४/२०२२ व आदेश दि. १८/१०/२०२२ नुसार मानीव अमिह संस्थान वस्तु करून दिन्नामे मिल्कल / जमीन धारकाचे नाव कमी करून मानीव अमिह संस्थान घेणार यांचे नाव दाखल केले.	सह दु. नि. कोरीवली ६ 22601/2022 09/11/2022	सुतरीय को ऑरेटिक इंसिंग सोलवटी लिमिटेड ११-२० चौ.मी	किरादार क. ५५१९ प्रमाणे सही- 12/12/2022 न. भू. अ. न. भू. अ. गोरगाव

हि मित्रकृत पत्रिका (दिनांक 12/12/2022 01:12:40 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही तऱ्ही विक्रीसाठी वापर करता येणार नाही.

मिलकस प्रतिका ज्ञाननलोड दिनांक 12/12/2022 03:12:04 PM

संपत्ति प्रमाणिकी साठी <https://digital.sathara.mahabhumil.gov.in/BSLR/Login/VerifyPropertyCard> वा संपत्ति स्वतंत्रता 2203100002436251 हा अनिवार्य बांधावा



बेरान - ६/		
६६६८	१२०	९९
२०२३		



महाराष्ट्र शासन

मालमत्ता पत्रक



74049730011

ULPN: 74049730011

महाराष्ट्र जमीन महसूल (नाब, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"

गाव/पंचायत/नगरपालिका	तालुका/न.मु.का. : नगर भूमापन अधिकारी, गोरगाव	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकाराची किंवा भाड्याचा तपशील आणि त्याच्या फेरितपासणीची नियत वेळ
६३८/९	९.५०	ही

सुविधाधिकार :	
हक्काचा मुळ धारक :	H
वर्ष : १९६६	जवाहरनगर सहकार गृहनिर्माण मंडळ - खरेदीने.
पट्टेदार :	[मनुभाई व्ही. सुतरिया.]
इतर भार :	
इतर शेर :	

दिनांक	स्वतः	खंड क्रमांक	नविन धारक(वा), पट्टेदार(वा) किंवा भार (ह)	संज्ञांकन
30/10/1971	वि. से. सार/ न. मु. क. ६३८ प्रमाणे.			महो. 30/10/1971 न. मु. क. ६३८
13/04/1982	वि. से. सार/ मुद्रापाठ न. मु. क. ६३८ प्रमाणे.			महो. 13/04/1982 वि. से. सार, तथा न. मु. क. १० मुंबई उपनगर, मुंबई
04/04/2005	स.उ.पविनामि अधिकारी मुंबई उप पंचकडील क. डि.एल.एन/एल.एन.डी/ट-४ घडी २४४, २४५, २४६ / २००२ दि. २/११/२००२ क्रमचे सुधारीत विमोची सा-खची नोंद घेतली.			किरादार क. १६ प्रमाणे सही- 04/04/2005 न. मु. क. गोरगाव
24/07/2015	स.उ.पविनामि आणि संचालक बुनि अधिकारी (न.राज्य) पुणे पंचकडील परिपत्रक क्र.ना.मु.१/नि.१/अखरी नोंद/२०१५ पुणे दि. १५/३/२०१५ व इकरील आदेश क्र.१, मु.पहाडी गोरगाव (१५/फे.क्र.१०४६ दिनांक २४/०४/२०१५)मध्ये केवळ चौकशी नोंद घेण्यातील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मंडळ असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्रासाठी नऊ पॉईंट सात चौ.मी दाखल केले.			किरादार क. १०४६ प्रमाणे सही- 24/07/2015 न. मु. क. गोरगाव
12/12/2022	महो. व अविहस्तारम दस्तावेज नोंद - सह दु.नि. कोरीवली ६ पंचकडील र.ए.क. २२६०५/२०२२ दिनांक ०९/१४/२०२२ अन्वये मिळकतीचे धारक मनुभाई व्ही. सुतरिया. यांचे एक जिल्हा उपनिष्पन्न सहकारी संस्था सल्ल अधिकारी, मुंबई सिटी-४ घडी अर्दीस क. No.DDMB/mun/३१९४/२०२२ व आदेश दि. १८/१०/२०२२ नुसार मनीष अविहस्तारम दस्ता करून दिल्याने मिळकत / जमीन धारकाचे नाव कमी करून मनीष अविहस्तारम घेवून यांचे नाव दाखल केले.	सह दु.नि. कोरीवली ६ 22601/2022 09/11/2022	सुधारीत को ऑरिजिनल डॉक्युमेंट सिमिटेड ९.५० चौ.मी	किरादार क. १०४९ प्रमाणे सही- 12/12/2022 न. मु. क. न. मु. क. गोरगाव

हि मिळकत पत्रिका (दिनांक 12/12/2022 01:12:40 PM पोली) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोमावाडी सही मिळकाची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 12/12/2022 03:12:33 PM

वेबसाइटवर सही <https://digitalaathara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> वा सहीत रकबावर 2203160902436252 हा क्रमांक वाचता.

इतर कोणत्याही प्रकारचे बदल करू नये





महाराष्ट्र शासन

मालमत्ता पत्रक

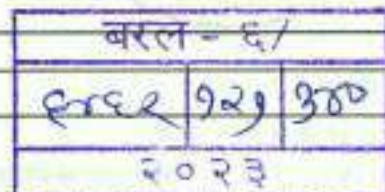
ULPIN: 78057393910

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ३ नमुना "ब"]



78057393910

गाव/पेठ : पहाडी गोरगाव (प)		तालुका/न.भू.क. : नगर भूमापन अधिकारी, गोरगाव			जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारमाधिकार	आसनाला दिलेल्या आकाराची किंवा मातब्बाचा तपशील आणि त्याच्या फेरतपासणीची निव्वळ वेळ
६३८/१०			९.६०	सी	



सुविधाधिकार :	
हक्काचा मूळ धारक :	H
वर्ष : १९६६	जयशंकरनगर सहकार गृहनिर्माण नंदल - खरेदिने.
पट्टेधार :	L
	[मनुभाई एम. सुतारिया.]
नंतर मार :	
नंतर श्रे :	



दिनांक	व्यवहार	खंड क्रमांक	पट्टेधार (प), किंवा मालक (म)	सहायक न
30/10/1971	वि. श. सार/ न. भू. क. ६३८ प्रमाणे.		30/10/1971 न. भू. क. ६३८	
13/04/1982	वि. श. सार/ मुद्रतपास न. भू. क. ६३८ प्रमाणे.		सही- 13/04/1982 वि. शि. मु. अ. तथा न. भू. क. ६३८ मुंबई उपनगर, मुंबई	
04/04/2005	मा. उपनिर्देश अधिकारी मुंबई उप खंडातील क. डि. एल. एन. / एल. एन. डी. / डी. ४ वरील 20६/२०५, २०८ / २००२ दि. २/११/२००२ अन्वये सुधारित बिनकालीन स-वापी नोंद पेटली.		फेरतपास क्र. १६ प्रमाणे सही- 04/04/2005 न. भू. अ. गोरगाव	
24/07/2015	मा. जमाबंदी अधिकारी आणि सहायक भूमि अधिकारी (म. रा. प.) पुणे खंडातील परिचयक क. मा. भू. ५/मि. २/अक्षरी नोंद/२०१५ पुणे दि. १६/२/२०१५ व इतरातील आदेश क. न. भू. पहाडी गोरगाव (प)/क. अ. १-६६ दिनांक २६/०३/२०१५ अन्वये केवळ चौकशी नोंदमहीबरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र नंतर असलेले मिळकत पत्रिकेवर लपूद अशी क्षेत्राक्षरी नळ बॉईट सह चौ. मी दाखल केले.		फेरतपास क्र. १०४६ प्रमाणे सही- 24/07/2015 न. भू. अ. गोरगाव	
12/12/2022	समीक्ष अधिहस्तोत्तरण दस्तानुसार नोंद - सह पु. नि. बोरीवली ६ खंडातील ए. व. क. २२६/०१/२०२२ दिनांक ०९/११/२०२२ अन्वये मिळकतीचे धारक मनुभाई एम. सुतारिया. यांचे तर्फे जिल्हा उपनिर्देशक सहकारी संस्था समक्ष प्राधिकारी, मुंबई सिटी-४ बोरी आवेत के. No.DD/मि. ३/मि. २/२०२२ व आदेश दि. १८/१०/२०२२ नुसार समीक्ष अधिहस्तोत्तरण दस्तानुसार दिलेल्या मिळकत / जमीन धारकाचे नाव कमी करून समीक्ष अधिहस्तोत्तरण घेणार बॉईट नाव दाखल केले.	सह पु. नि. बोरीवली ६ 22601/2022 09/11/2022	सुनरीय को ऑरिगेनल डींगिंग सोसबटी लिमिटेड २.६० चौ. मी	फेरतपास क्र. १५२९ प्रमाणे सही- 12/12/2022 न. भू. अ. न. भू. अ. गोरगाव

हे मिळकत पत्रिका दिनांक 12/12/2022 01:12:35 PM तेजी (डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोलतबंदी सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका दाखलनाईत दिनांक 12/12/2022 04:12:02 PM

वेबसाईट पडताळणी साठी <https://digitalsathara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2503100002436342 हा क्रमांक वापरावा.





मालमत्ता पत्रक



ULF IN 28290894092

મહાનગર પાલિકાના જમીન મહસુલ (નાદ, નગર વાઝાદર મુલાખા) નિયમ, ૧૯૬૯ ચાલીલ નિયમ ૭ નમુના "ક"

गाव/पोस्ट : महादवी पोस्ट, महादवी तालुका		तालुका/न.पु.का. : नगर भूमापन अधिकारी, गोरगाव		जिल्हा : मुंबई उपनगर	
नगर भूमापन कार्यालय, जिल्हा भूमापन कार्यालय, मुंबई	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	सासनाला दिलेल्या जाकारणीचा किंवा बाळग्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ	
532/99		94.60	हो		

सुविधाधिकार :	
हस्ताक्षर मूळ धारक :	M
वर्ष :	१९६६
पट्टेदार :	L
	[मनुष्यजी जी. सुतारिया.]
इतर मार :	
इतर श्रेते :	

दिनांक	म्याबहार	खंड क्रमांक	नविन धारक(या), पट्टेधार(या) किंवा धार (इ)	साक्षिकन
30/10/1971	वि. से. सार/ न. भू. क्र. 630 प्रमाणे.			सही- 30/10/1971 न. भू. क्र. 4
13/04/1982	वि. से. सार/ मुदलगाव न. भू. क्र. 630 प्रमाणे.			सही- 13/04/1982 वि. नि. भू. अ. तथा न. भू. क्र. 10 मुंबई उपनगर, मुंबई
04/04/2005	मा.उपविभागीय अधिकारी मुंबई राय वांचेकडील क्र. डिप्लएन/एलएनडी/टे-8 वडी 288, 289, 290 / 2002 वि. 2/14/2002 अन्वये सुधारित बिनशेटी स-वाणी नोंद घेतली.			किरकार क्र. 95 प्रमाणे सही- 04/04/2005 न. भू. अ. गोरगाव
24/07/2015	मा.जमबंदी आदुस्त आणि संकलक भूमि अमितेरा (म.राज्य) पुणे वांचेकडील परिपत्रक क्र.न.भू.अ/वि.प/अधरी नोंद/2014 पुणे वि.46/2/2014 व इकडील आदेश क्र.न.भू.पह/डी खेपेगाव (व/के.क्र.4085 दिनांक 28/08/2014)अन्वये केवळ चौकडी नोंदरडीवरील क्षेत्र व मिळकत परिकेवरील क्षेत्र मेलत असलेले मिळकत परिकेवर मूल अंकी क्षेत्रअसरी फेरा पॉईंट साठ खीमी वाचल केले.			किरकार क्र. 9085 प्रमाणे सही- 24/07/2015 न.भू.अ. गोरगाव
12/12/2022	मानव अभिज्ञांतरण दस्तावेज नोंद - सह दु.नि. कोरीवली 6 वांचेकडील र.व.क्र. 22601/2022 दिनांक 09/11/2022 अन्वये मिळकतीचे धारक मगुमाई खी. सुतारिया. यांचे एक विला उपनिधक लहकारी संस्था समक्ष प्राधिकारी, मुंबई सिटी-8 यांनी आदेश क्र. No.DDRM/mum/2022/2022 व आदेश दि. 12/12/2022 नुसार मानव अभिज्ञांतरण दस्त कसून दिल्याने मिळकत / जमीन धारकाचे नाव कमी करून मानव अभिज्ञांतरण घेणार खेमी नाव वाचल केले.	सह दु.नि. कोरीवली 6 22601/2022 09/11/2022	सुतारीया को ऑपरेटिव्ह होसिंग संस्थापटी लिमिटेड, 94.80 खीमी	किरकार क्र. 9085 प्रमाणे सही- 12/12/2022 न.भू.अ. ग.भू.अ. गोरगाव

डिजिटल पत्रिका (दिनांक 12/12/2022 01:12:40 PM रोजी) डिजिटल स्वतःची वेळी असावायकडे एवढा कोणाच्याही सदी चिळकाची आवापसत नाही

निकल पत्रिका सातगरोह दिनांक 12/12/2022 04:12:33 PM

कैलाश पटनायकी साठी <https://digital.athara.mahabhum.gov.in/DSL/Login/VerifyPropertyCard> व सेक्रेट रखावावर 2203100002436243 या हमीतक वापरता





महाराष्ट्र शासन

मालमत्ता पत्रक

बरेल - ६/

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UJPN: 74258357258

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ६ नुसार.]

गाव/पेठ : पहाडी गोरगाव (प)	तालुका/न.मु.का. : नगर भूमापन अधिकारी, गोरगाव	जिल्हा : मुंबई उपनगर
नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर
क्षेत्र चौ.मी.	धारमाधिकार	आसनाला दिलेल्या आकारमान किंवा मात्ताचा तपशील आणि त्याच्या फिरतमासपीची निश्चिती देऊ.
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सुविधाधिकार :	
हक्काचा मुळ धारक :	H
वर्ष : १९६६	जवहरनगर सहकारी गृहनिर्माण नंदक - खरेदिने.
पट्टेदार :	L
	[मनुभाई श्री. सुतारिया.]
बतार मार :	
बतार क्षेत्र :	

दिनांक	खबडार	खंड क्रमांक	नविन धारक(चा), पट्टेदार(च) किंवा चार (ह)	साक्षात्कृत
30/10/1971	वि. रो. सार/ न. मु. क. ६३८ प्रमाणे.			सही- 30/10/1971 न. मु. क. ५
13/04/1982	वि. रो. सार/ मुद्रतलाक न. मु. क. ६३८ प्रमाणे.			सही-
04/04/2005	मा.उपविभागिय अधिकारी मुंबई उप पंचिकाडील क. डिपलरन/रलरनडी/टे-४ खंडी २०४, २०५, २०६ /२००२ दि. ३/११/२००२ अन्वये सुमारीत विमर्शनी ख-वाची भौद घेतली.			फिरतार क. १६ प्रमाणे सही- 04/04/2005 न. मु. क. गोरगाव
24/07/2015	मा.जमाखंडी आमुक्त आणि सोबलक भुमि अधिलेख (म.राज्य) पुणे खंडेकडील खरेचक क.न.मु.५/मि.च/अखरी नोंद/२०१५ पुणे दि.१६/३/२०१५ व इकडील आदेश क.न.मु.पहाडी गोरगाव (ए/फि.अ.१०८६ दिनांक २४/०३/२०१५अन्वये केवळ चौकडी नोंदवाहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळता असलेने मिळकत पत्रिकेवर लभूद अंकी वेळखरी सत्तावीस चौ.मी काढल केले.			फिरतार क. १०४६ प्रमाणे सही- 24/07/2015 न.मु.अ. गोरगाव
12/12/2022	मानीव अनिहस्तारण वसतानुसार नोंद - सह दु.नि. बोरीवली ६ खंडेकडील र.द.क. २२६/०१/२०२२ दिनांक ०९/१३/२०२२ आधारे मिळकतीचे धारक मनुभाई श्री. सुतारिया. चौथे तर्फे पिल्लाः सपनेकल सहकारी संस्था समक्ष प्राधिकारी, मुंबई सिटी-४ यांनी आदेश क. No.DDRM/mum/३१९३/२०२२ व आदेश दि. ६८/१०/२०२२ नुसार मानीव अनिहस्तारण वसत करून दिल्याने मिळकत / जमीन धारकाचे नाव कमी करून मानीव अनिहस्तारण पत्रावर चौथे नाव दाखल केले.	सह दु.नि. बोरीवली ६ 22601/2022 09/11/2022	सुमारीत को ऑरिगेनल ड्राईंग सोसयटी लिमिटेड २६.०० चौ.मी	फिरतार क. १०४९ प्रमाणे सही- 12/12/2022 न.मु.अ., न.मु.अ. गोरगाव

हे मिळकत पत्रिका (दिनांक 12/12/2022 01:12:40 PM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही किंवाचौ आवश्यक नाही.

मिळकत पत्रिका काढण्यात दिनांक 12/12/2022 04:12:05 PM

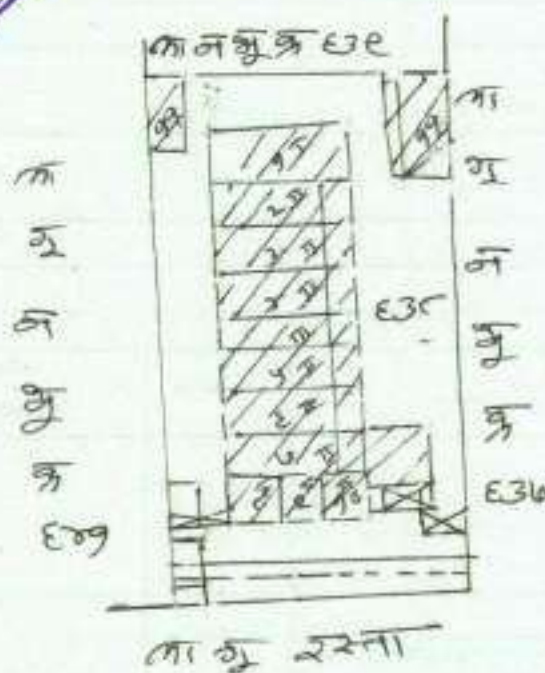
पेढा पत्रकावरील सारी <https://digital.sathara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard> या संकेत स्थळावर 2203100002436245 हा क्रमांक वापरावा.



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वेबसाइट दिनांक ३१/१२/२०२३ या नकाशे मधील मीचे
पत्ति नोंदणीत... ता. बोरिवली, जि. मु. ब.प.
वैधीन ६३८/१२/२३ आदेश क्र. ६०... बका
बसुक्त...
हे कारणा प्रती नकाशा... नोंद घ्यावी.



टिप - सदर नकाशात काढण्या शक्यते ३ लीम एररर बांधकाम अथवा
नकाशे शक्यते माली बांधकाम आहे.

१. नकाशा नकाशा मूळ नकाशा भूमापन नकाशा/काढा
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सत्य प्रतिनिधी

नगर भूमापन अधिकारी, मीरेबाग

एकूण नकाशा माली ६९०

BMPP-7959-70-500 Bkt. of 100 Lvs.

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/1870/BSII/AP of

बरेल - ६/
ERE2 924 380
2023

EC 106

To Shri B.S. Barot, Architect.

Subject: Proposed additions and alterations to existing building on plot No. 163,
Reference: Jawahar Nagar Goregaon West

Sm,

The Completion Certificate submitted by you on 19-4-76.
for the above work, is hereby accepted.

Yours faithfully,

Execution Engineer, Bldg. Proposals

Zone _____ Ward _____

No. CE/1870/BSII/AP of

Copy forwarded for information to—

- (1) W.O. _____ Ward. (2) Dy. A.&C.
(3) E. E. V. (4) D. E. H. O.
(5) Owner Shri M.V. Sutarla.

29 MAY 1976

G/EK

Resd 29.5.76
Asst. Engineer,
Execution Engineer, Bldg. Proposals
Zone _____ Ward _____



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नोंदणी प्रमाणपत्र

वा. प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

मुंबई शहर को-ऑपरेटिव्ह होसींग सोसायटी लि. १६२-१५
२ नगर, गोरेगाव (पश्चिम) मुंबई - ४०० ०६३

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१)
अन्वये नोंदण्यांत आलेली असून नोंदणी क्र. बीओएम/६८५५-पी/
प्रचमसजी (टीसी)/१८९६/८५-८६

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

संस्था असून उपवर्गीकरण शाडेकर सहभागीदारी
आहे.



दिनांक १४.११.१९८६

मही

श. तु. महादिक

हस्ता : उपनिबंधक सहकारी संस्था,
'पी' वार्ड, मुंबई.



ANNEXURE E

SR. NO.	EXISTING FLOOR	EXISTING FLAT / SHOP / GARAGE NO.	NAME OF MEMBERS AS PER SHARE CERTIFICATE	EXISTING CARPET AREA IN SQ. FT.	SHARE CERTIFICATE NO.	MEMBER'S REGISTER NO.	DISTINCTIVE NOS.	SHARE CAPITAL
1	Ground	1	Mr. Shivji V. Bhanushali	294	1	1	126 to 130	250
2	Ground	2	Mr. Firoz K. Shah & Mrs. Paragi F. Shah	217	28	2	1 to 5	250
3	Ground	3	Mr. Kashiben V. Patel	217	3	3	6 to 10	250
4	Ground	4	Mrs. Komal K. Bhanushali	217	35	4	11 to 15	250
5	Ground	5	Mr. Rakesh J. Doshi	217	5	5	16 to 20	250
6	Ground	6	Mr. Mithalal J. Jain	217	6	6	21 to 25	250
7	Ground	7	Mr. Sanjay M. Jain	217	7	7	26 to 30	250
8	First	11	Mr. Saiprasad J. Shetty & Mrs. Sugandha S. Shetty	324	11	11	46 to 50	250
9	First	12	Mrs. Shyamkumari D. Dubey & Mr. Ashok D. Dubey	217	12	12	51 to 55	250
10	First	13	Mr. Dharmarath R. Dubey	217	13	13	56 to 60	250
11	First	14	Mr. Gangji K. Shah, Mrs. Prabhaben G. Shah, Mr. Nilesh G. Shah & Mr. Manish G. Shah	217	14	14	61 to 65	250
12	First	15	Mr. Chelabhai K. Patel	217	15	15	66 to 70	250
13	First	16	Mr. Shalish H. Shah	217	16	16	71 to 75	250
14	First	17	Mr. Ketan J. Doshi	217	17	17	76 to 80	250
15	First	18	Mr. Manoj K. Bhanushali	324	29	29	136 to 140	250
16	Second	19	Mr. Hasrnuh D. Champaneri, Mr. Avinash H. Champaneri & Mrs. Yogita Champaneri	324	39	19	151 to 155	250
17	Second	20	Mr. Motibhai N. Patel	217	18	18	81 to 85	250
18	Second	21	Mr. Jayesh V. Chauhan & Mrs. Aruna J. Chauhan	217	30	19	86 to 90	250
19	Second	22	Mrs. Gomti A. Bhanushali	217	34	20	91 to 95	250
20	Second	23	Mr. Jagdish A. Parikh	217	33	21	96 to 100	250
21	Second	24	Mrs. Latta A. Patel	217	22	22	101 to 105	250
22	Second	25	Mrs. Padmaben R. Patel and Mrs. Bhartiben K. Patel	217	36	23	106 to 110	250
23	Second	26	Mr. Kartik A. Bhanushali	324	24	24	111 to 115	250
24	Third	27	Mr. Rajendra H. Shah & Mrs. Chhaya R. Shah	268	25	25	116 to 120	250
25	Third	29	Mr. Ashok D. Dubey & Mrs. Archana A. Dubey	829	27	27	131 to 135	250
26	SHOP	8	Mr. Sanjay M. Jain	96	8	26	121 to 125	250
27	SHOP	9	Mr. Vaktawar C. Mistry	97	9	9	31 to 35	250
28	SHOP	10	Mrs. Raj Kaur Balvinder Singh Bajwa	114	10	10	36 to 40	250
29	SHOP	28	Mrs. Reena S. Jain	129	26	26	41 to 45	250
30	Garage	1	Mr. Uday J. Doshi	136	31	Garage I	141 to 145	250
31	Garage	2	Mr. Mithalal J. Jain	252	32	Garage II	146 to 150	250
			Total	7417				

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बेरल - ६/		
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SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)

163, Jawahar Nagar, Road No.2, Goregaon (W), Mumbai - 400 104.

03-08-2019.

To,

M/s Bali Engicons LLP
Office No. 04, A - Wing, 1st Floor, Onkar,
Gen. A. K. Vaidya Marg, Dindoshi,
Malad East, Mumbai 400097.

बल - ६/		
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Sub: Letter of Intent ("L.O.I.") for redevelopment of our building on Plot No. 163 bearing C.T.S. No. 638, 638 (1) to (12) situated on Road No. 2, Goregaon West.

Ref: Your previous offer dated 13-06-2019 and revised offer letter dated 23-07-2019.

Dear Sir,

With reference to above and in reply to your letter dated 13-06-2019, our society in furtherance of several round of discussions, has considered the proposal under reference in the Special General Body Meeting held on **12-07-2019** interalia you, M/s Bali Engicons LLP, a Limited Liability Partnership firm, incorporated under the provisions of the Limited Liabilities Partnership Act, 2008, under banner of Bali Landmarks, having your registered office at Office No. 04, A Wing, 1st Floor, Onkar Building, Gen. A. K. Vaidya Marg, Dindoshi, Malad East, Mumbai 400 097, are chosen by majority of the society members as the Developer for the re-development of the land and building belonging to our Society provided you will adhere to all the terms of your letter under reference & further such acceptance shall always be subject to terms and conditions of the Agreement for Redevelopment and other ancillary documents proposed to be executed between us and yourself.

On the basis of clarity from BMC on certain policy pertaining to the redevelopment, you had passed on the benefits of the same to the Society and sent us your revised offer. We received your improved revised offer letter dated **23-07-2019** and the Society has accepted the same and approved the same.

We, Mr. Kartik Bhanushali, Mr. Rakesh Doshi and Mr. Ashok Dubey, the Chairman, Hon. Secretary & Treasurer respectively of the society are jointly authorized and empowered along with the other committee members to finalize, execute & register all redevelopment related definitive documents in order to appoint you as the developer for the redevelopment of the Society's building on Plot No. 163, Jawahar Nagar in accordance with the General Body meeting resolutions in that respect.

SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)

163, Jawahar Nagar, Road No.2, Goregaon (W), Mumbai - 400 104.

A copy of the offer for redevelopment made by you vide your revised offer letter dated 23-07-2019 is accepted, approved and confirmed by our Society and the same is annexed hereto with our acceptance and sign.

We are also enclosing herewith a true copy of the resolution passed in the Special General Body Meeting held on **12-07-2019** for your reference and record.

The finalization and execution of the definitive documents such as Agreement for Redevelopment and Power of Attorney should be completed within the timelines as may be decided in the MOU to be executed hereinafter.

Kindly sign on the duplicate hereof as a token of your acceptance.

Thanking you,
Yours truly,

For Sutaria Co-operative Housing Society Ltd.

For Sutaria Co-op. Housing Society Ltd.

Katik
Chairman
Dubey
Treasurer
Pot
Secretary
Treasurer

Encl.: As above

We confirm,

For **BALI ENGICONS LLP**

Partner



SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)

163, Jawahar Nagar, Road No.2, Goregaon (W), Mumbai - 400 104.

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Date : 03-08-2019

RESOLUTION

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"Extract of S. G. B. Meeting held on 12-07-2019 at 9.00 pm onwards in Garage on Ground Floor of Plot No.163."

"It is resolved that the offer letter dated 13-06-2019 of the developer M/s. Bali Engicons LLP be and is hereby accepted by majority of the members of the society subject to final negotiations with Developer and M/s. Bali Engicons LLP are chosen to undertake the redevelopment of our society building and it was decided to intimate the Developer to prepare the necessary documents, deeds, papers, writings, etc. relating to the proposed redevelopment as may be necessary."

Proposed by : Mr. सुधामणि सुधामणि

Seconded by : Mr. मोहा लाल मेह

For SUTARIA CO-OP. HOUSING SOCIETY LTD.

For Sutarla Co-op. Housing Society Ltd.

Kartik
Chairman

Dubey
Treasurer

P. R. R.
Secretary.

Chairman

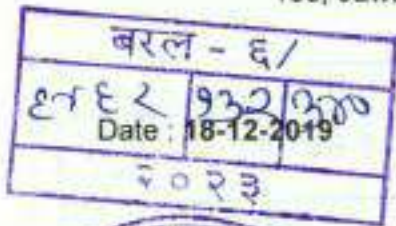
Secretary

Treasurer

SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)

163, Jawahar Nagar, Road No.2, Goregaon (W), Mumbai - 400 104.

**RESOLUTION**

Extract of S. G. B. Meeting held on 17-12-2019 at 9.00 pm onwards in Garage on Ground Floor of Plot No 163

It is resolved that the draft of Memorandum of Understanding on the basis of revised offer of the Developer dated 23-07-2019 (improved revised offer was sent to the society post clarity from BMC and the same was accepted and consented by the Society) be and is hereby accepted by the majority of the members of the society and any two of the office bearers viz. Mr. Kartik Bhanushali, Chairman, Mr. Rakesh Doshi, Secretary and Mr. Ashok Dubey, Treasurer of SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD. along with other committee members, are and be hereby authorized to sign, enter and execute the Memorandum of Understanding in favour of M/s. BALI ENGICONS LLP (a Limited Liability Partnership) and notarize the aforesaid document.

Proposed by : Mr. अमरनाथ अशोक साहू

Seconded by : Mr. मीहाबात शेठ

For SUTARIA CO-OP. HOUSING SOCIETY LTD.

For Sutarla Co-op. Housing Society Ltd.

Kartik Dubey Rakesh
Chairman Treasurer Secretary

Chairman

Secretary

Treasurer

SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)
163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Date : 08-11-2022

To,

The Secretary,
The Jawahar Nagar Co-Op. Hsg. Society Ltd.,
Goregaon (West), Mumbai - 400 104.

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Sub : Resolution of SGBM of Sutarla CHSL held on 10-09-2022.

NOC for Deed of Assignment of Plot No. 163 in our favour i.e. Sutarla CHSL

Ref : Order of DDR No. DDR-4/Mum./D.C./ Sutarla CHSL-3245/2021 of 28/12/2021.
Our Letter dated 13-09-2022 to you for NOC.

Dear Sir,



We wish to refer to our earlier letter dated 13-09-2022 received by your office on 14-09-2022, requesting for your kind NOC for registration of UNILATERAL ASSIGNMENT DEED. However, we are yet to receive NOC in spite of the fact that District Deputy Registrar - 4 has already passed the Order for Unilateral Deemed Conveyance. Your esteemed Society is also a Party to the matter.

In order to expect favourable reciprocation our society has passed a Resolution in the Special General Body Meeting of our society held on 10-09-2022 that we shall become a member of the Jawahar Nagar CHSL (Parent Society) and shall always abide by bye-laws, rules and regulations of your Society specifically as contained in Lease Form "D".

The Certified True Copy of the above Resolution is annexed with this letter for your kind reference and records.

Upon execution and registration of the UNILATERAL ASSIGNMENT DEED, we shall submit a copy of the registered document to your office.

We shall also make necessary application to your office for the membership and complete the due and lawful process for the same.

Thanking you,

Yours truly,

For SUTARIA CO-OP. HSG. SOCIETY LTD.

For Sutarla Co-op. Housing Society Ltd.

[Signature]
Chairman/Secretary/Treasurer



Enclosed : Certified True Copy of the Resolution as above.



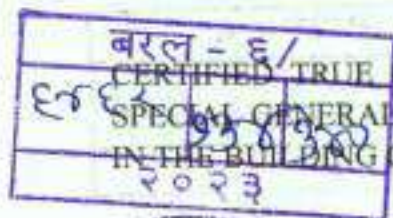
WITHOUT PREJUDICE

SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)
163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

o/c

Date : 21-10-2022



CERTIFIED TRUE COPY OF THE EXTRACT OF RESOLUTION PASSED IN THE SPECIAL GENERAL BODY MEETING HELD ON 10-09-2022 AT 9:00 PM ONWARDS IN THE BUILDING ON PLOT NO.163."

RESOLUTION

RESOLVED THAT :

"THE SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD., being the ASSIGNEE in the DEED OF ASSIGNMENT which is in the process of being adjudicated and is to be executed, shall apply to THE JAWAHAR NAGAR CO-OPERATIVE HOUSING SOCIETY LTD., being Lessor Society/Parent Society for their permission / confirmation to avail the transfer and to assign rights, title and interest in the subject Plot No. 163 from the predecessor in title / promoters unto in favour of the SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD."

"It is further resolved that the SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD. is conscious of the fact that such permission / confirmation and Assignment of the rights in said Property shall be subject to a specific condition that the SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD. shall become a member of the Lessor Society/Parent Society and shall always abide by the bye-laws, rules, regulations and resolutions and the conditions of lease as contained in **Lease Form 'D'** to which the SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD. herein accepts and agrees."

In furtherance to above Resolution passed of the Society, the SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD. made an Application dated 13-09-2022 to the Lessor Society/Parent Society and the permission is awaited. The Deed of Assignment is duly adjudicated under order No. 10265/22 dated 29-09-2022 being Sr. No. ADJ/IGR242/775/2022.

Yours truly,

For SUTARIA CO-OP. HSG. SOCIETY LTD.

For Sutarla Co-op. Housing Society Ltd.

Chairman / Secretary / Treasurer
Chairman



SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)
163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

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Date : 29-11-2022

To,

The Secretary,
The Jawahar Nagar CHS Limited,
Plot No.27, Jawahar Nagar,
Goregaon (West), Mumbai - 400104

Dear Sir,

Sub. :

1. Application for Transfer of Share Certificate of Plot No.163 of Jawahar Nagar in favour of our society i.e. Sutaria CHS Limited.
2. Order dated 28-12-2021 passed by Honourable DDR interalia granting Order of Unilateral Deemed Conveyance.

Ref. : Our previous letters dated 04-05-2021, 13-09-2022, 15-10-2022 and 08-11-2022 submitted to your office.

As your Honourable office is well aware about the fact of the matter and circumstances in which we were compelled to approach the Hon'ble DDR to avail the Order of Unilateral Deemed Conveyance owing to the failure on part of Original Promoters in granting the same and resultant of which our society availed the Conveyance / Unilateral Deed of Assignment by following due process of law by filing the application as such regard wherein to comply with your condition of Lease, you were also joined as formal Respondent to the Application.

You are also aware of fact that such application was duly served upon your office and subsequent Order of Deemed Conveyance and Certificate u/s 11 of the MOFA, 1963 by Hon'ble DDR-4 dated 28-11-2021 as well was also submitted with your office vide our letter dated 13-09-2022.

You may appreciate and consider the agony wherein for getting justice we were compelled to run from pillar to post and now with such endeavor we availed the Order thereby for enforcement of Statutory Obligation as per the Provisions of MOFA.

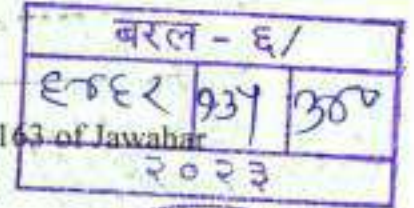


For Sutaria Co-op. Housing Society Ltd.

Chairman

Treasurer

Secretary



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SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)
163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Now, we shall request you to provide your co-operation to achieve the end goal of transferring the record of Plot No. 163 in favor of our Society by recording name in Share Certificate pertaining to the Plot and if needed to comply with formalities of issuance of Duplicate Share certificate and we are ready and willing to make payment of all expenses that may be incurred including for issuance of Public Notice, etc.

We are also ready and willing to deposit any other sum as may be directed as per the practice and procedure of The Jawahar Nagar CHS Ltd. to transfer as contemplated.

The Deed of Assignment of Lease (Deemed/Unilateral) dated 18-10-2022 is duly registered on 09-11-2022 bearing Sr. No. BRL-6-22601-2022 and the copy of the same alongwith Index-II is enclosed herewith.

Since the formal document of Deed of Assignment of Lease is already registered as per the practice the Revenue Office shall commence with the procedure of Mutation Entry and for such purpose kindly endorse your consent to the concerned CTS office.

We vide our letter dated 08-11-2022 had conveyed our resolution of our Society that we shall become a member of the Lessor Society/Parent Society and shall always abide by the bye-laws, rules, regulations and resolutions and the conditions of lease as contained in Lease Form 'D'.

We are ready and willing to provide necessary co-operation in such regard including to execute all necessary documents and writings i.e. indemnity, declaration, forms etc. for the transfer as contemplated and as stated above.

Awaiting your co-operation and positive response.

Your's truly,

For Sutaria Co-operative Housing Society Limited

For Sutaria Co-op. Housing Society Ltd.

Chairman / Secretary / Treasurer

Chairman

Treasurer

Secretary

Enclosed as above.

CC to : City Survey Officer, Goregaon.

SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)
163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Date : 25-01-2023.

To,

The Secretary,
The Jawahar Nagar CHS Limited,
Plot No.27, Jawahar Nagar,
Goregaon (West), Mumbai - 400104

Dear Sir,

REMINDER

Sub. :

1. **Reminder** for Application for Transfer of Share Certificate of Plot No.163 of Jawahar Nagar in favour of our society i.e. Sutaria CHS Limited.
2. Order dated 28-12-2021 passed by Honourable DDR interalia granting Order of Unilateral Deemed Conveyance.

Deed of Assignment of Lease (Deemed/Unilateral) dated 18-10-2022 duly registered on 09-11-2022 bearing Sr. No. BRL-6-22601-2022.

Ref. : Our previous letters dated 04-05-2021, 13-09-2022, 15-10-2022, 08-11-2022 and 29-11-2022 submitted to your office.

We once again request your office to provide co-operation to achieve the end goal of transferring the record of Plot No. 163 in favor of our Sutaria CHSL by recording name in **Share Certificate** pertaining to the Plot and if needed, to comply with formalities of issuance of **Duplicate Share Certificate** and we are ready and willing to make **payment of all expenses** that may be incurred including for **issuance of Pubic Notice**, etc.

We are also ready and willing to deposit any other sum as may be directed as per the practice and procedure of The Jawahar Nagar CHS Ltd. to transfer as contemplated.

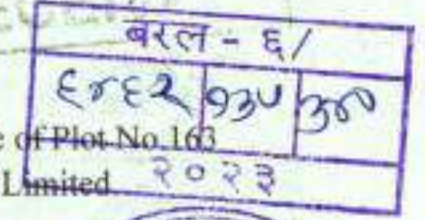
The **Deed of Assignment of Lease (Deemed/Unilateral)** dated 18-10-2022 is duly registered on 09-11-2022 bearing **Sr. No. BRL-6-22601-2022** and the copy of the same alongwith **Index-II** is submitted to your office vide letter dated 29-11-2022.

For Sutaria Co-op. Housing Society Ltd.

Chairman

Treasurer

Secretary



SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)
163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

We are ready and willing to provide necessary co-operation in such regard including to execute all necessary documents and writings i.e. **indemnity, affidavit, declaration, form etc.** for the transfer as contemplated and as stated above.

Awaiting your co-operation and positive response.

बरेल	Your truly.
६७६२	For Sutaria Co-operative Housing Society Limited
२०२३	For Sutaria Co-op. Housing Society Ltd.



Treasurer
Secretary / Treasurer



WITHOUT PREJUDICE

THE JAWAHAR NAGAR CO-OP. HSG. SOC. LTD. Goregaon 25 JAN 2023 RECEIVED
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CONTENTS NOT VERIFIED

SUTARIA CO-OP. HOUSING SOCIETY LTD.

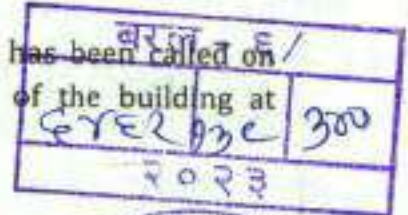
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163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Date: 20/12/2022

NOTICE

The Special General Body Meeting of Sutaria Co-op. Hsg. Soc. Ltd. has been called on 30th December 2022 being 27th December 2022 in the compound of the building at 8:30pm. You are requested to attend.



The meeting will transact the following business:

- 1) To finalize and approve the allotments of new flats/shops/units in the proposed new building as per the plans received on 7-12-2022 from the developer and the same being forwarded to all the members.
- 2) To finalize, approve and confirm the overall plans of the proposed new building as per the plans received on 7-12-2022 from the developer and the same being forwarded to all the members.
- 3) To approve and seek the confirmation/endorsement of each member on the respective floor plan of their respective unit by writing "Present proposed plan is approved and confirmed by me/us" and their name and counter-signature in confirmation/consent.
- 4) To finalize and confirm the additional carpet area purchase by the members in their respective new flat/shop/unit.
- 5) To authorize the redevelopment committee/managing committee/office bearers to proceed ahead with approved plans and forward the copies of acceptance of plans/allotments to the Developer and intimate the Developer to start with preparation of Municipal Drawings and to proceed ahead with submission of the municipal drawings in the BMC under regulation 33 7 B and any other rules and regulations of DCPR 2034.
- 6) To authorize the redevelopment committee/managing committee/office bearers to sign and execute any documents/forms that are required to endorse the name of our society "Sutaria Co-operative Housing Society Ltd." on the Share Certificate of the Jawahar Nagar society and get the Share Certificate transferred/endorsed in society's name.



SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOMWP/HSG/(TC)/1719/85-86 DATED 14-01-1986)
163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

7) To authorize the redevelopment committee/managing committee to get prepared the draft of the Development Agreement along with its Annexures and incidental general Power of Attorney at the earliest.

8) To authorize the redevelopment committee/managing committee/office bearers to finalize and approve the Development Agreement and incidental general Power of Attorney with the Advocate of the Society, PMC of the Society and the Developer and keep the finalized draft for inspection only by members.

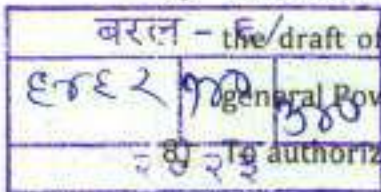
And any other business with permission of chair.

For and on behalf of the Managing Committee
For Sutarla CHSL

Hon. Secretary

Note:

- Only member and in their absence their associate or joint member shall be entitled to attend & vote at the meeting.
- Members are not entitled to vote in the meeting by proxy.



meeting

SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)
163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Special General Body Meeting will be held on 27th December 2022 in the compound of the building at 08:30 pm. Please acknowledge the Notice & sign below.

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Signature १६९ ३६९
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Sr. No.	Existing Floor	Existing Shop / Flat / Garage No.	Name of Member
1	Ground	1	S. V. Bhanushali
2	Ground	2	Firoz Kumudchandra Shah
3	Ground	3	Kashiben Valjibhai Patel
4	Ground	4	Komal Bhanushali
5	Ground	5	Rakesh Doshi
6	Ground	6	Mithalal J. Jain
7	Ground	7	Mithalal J. Jain
8	First	11	Jayaram C. Shetty
9	First	12	S D Dubey
10	First	13	D R Dubey
11	First	14	Nilesh G. Shah / G K Shah
12	First	15	Chelabhai K. Patel
13	First	16	Shailesh Shah
14	First	17	Ketan J. Doshi
15	First	18	Manoj Bhanushali
16	Second	19	Hasmukhbhai
17	Second	20	Motibai N. Patel
18	Second	21	Jayesh Chauhan
19	Second	22	Gomati Bhanushali
20	Second	23	Jagdish Parikh
21	Second	24	Arvind Patel
22	Second	25	Padmaben Patel
23	Second	26	Kartik Bhanushali
24	Third	27	R. H. Shah
25	Third	29	Ashok Dubey
26	SHOP	8	Mithalal J. Jain
27	SHOP	9	V. C. Mistry
28	SHOP	10	R. B. Bajwa
29	SHOP	28	Mithalal J. Jain
30	Garage	1	Uday J. Doshi
31	Garage	2	Mithalal J. Jain



R. Shah

Shah

S. K. Doshi

Jig

Rakesh

Jig

Shah

Rakesh

Jig

Shah

बरल - ६/		
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SUTARIA CO-OP. HOUSING SOCIETY LTD.

118 H4

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)

163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Date : 29th December 2022.

MINUTES

Minutes of Special General Body meeting held on 27-12-2022, Tuesday at 8.30 pm in the compound of the building.

The meeting was chaired by Mr. Kartik who recalled the meeting after ½ hour due to want of quorum.

Chairman welcomed all members at this special general body meeting for the further process of redevelopment of society building as per the agenda. Chairman informed all members about the recent developments in the process of redevelopment. Chairman informed all that with complete assistance of the Developer, our society has obtained Deemed Conveyance and also that the name of the Society was endorsed on the PRC with the assistance of the Developer and he conveyed his thanks to the Developer.

Mr. Karan Shah of Palash PMC, the Consultant of Society who was also present for the meeting and assisted in conducting the meeting.

- 1) To finalize and approve the allotments of new flats/shops/units in the proposed new building as per the plans received on 7-12-2022 from the developer and the same being forwarded to all the members.

Majority of the members approved and gave their confirmation in the meeting with regards to the proposed allotments of their respective new flats/shops/units in the proposed new building as per the plans received on 7-12-2022 by the Society from the Developer. The plans were forwarded to the members with their respective new allotment of flat/shop/units.

Resolved that the Society in majority hereby approves and confirms the allotments of new flats/shops/units in the proposed new building as per the plans received on 7-12-2022 from the Developer.

Proposed by Ketan Doshi
Seconded by S. V. Bhanushali

Carried by majority.

- 2) To finalize, approve and confirm the overall plans of the proposed new building as per the plans received on 7-12-2022 from the developer and the same being forwarded to all the members.

Proposed plans of the new building were received from the Developer on 7-12-2022 and were forwarded to the members of the Society. Ground Floor plan and open spaces alongwith parking spaces in the compound and stilt were discussed. The PMC was requested to convey to the Developer to shift couple of parkings in compound on the east side towards north and also to provide a servant toilet in the ground floor stilt. Regarding the staircase, it was told by the PMC that under 32 mtr low-rise structure, the MCGM does not ask for an enclosed staircase.

For Sutaria Co-op. Housing Society Ltd.

Kartik
Chairman

Treasurer

Ramachandran
Secretary.



SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)

163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Resolved that the Society in majority hereby approves and confirms the overall plans of the proposed new building as per the plans received on 7-12-2022 comprising of Ground Floor having Shops and Stilt having Stack/Surface parkings with Entrance Lobby, etc. and Compound having Cantilever parkings and upper floors of 1st to 9th floors having residential flats/units, society office and gym.

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Proposed by Firoz Shah

Seconded by Sanjay Mithalal Jain

Carried by majority.



- 3) To approve and seek the confirmation/endorsement of each member on the respective floor plan of their respective unit by writing "Present proposed plan is approved and confirmed by me/us" and their name and counter-signature in confirmation/consent.

Based on the allotments of units/flats/shops as discussed above in the meeting earlier, the members had been requested to counter-sign the respective floor plan showing their unit/flat/shop in confirmation and acceptance of their unit/flat/shop. Few members raised few questions with the PMC with regards to the plan of their units. The PMC explained and resolved their queries satisfactorily.

"Present proposed plan is approved and confirmed by me/us" alongwith their name and new proposed unit no. and floor was written on the plans by the members and counter-signature in confirmation was done on the plans and the respective consent letters were obtained from the members to be forwarded to the Developer for further action. Majority of members had submitted the proposed new plans and consent letters to the Society.



Resolved that the members of the Society in majority approve and confirm on the respective floor plan of their respective unit by writing "Present proposed plan is approved and confirmed by me/us" and their name and counter-signature in confirmation/consent.

Proposed by S. V. Bhanushali

Seconded by Shailesh Shah

Carried by majority.

- 4) To finalize and confirm the additional carpet area purchase by the members in their respective new flat/shop/unit.

On the basis of the allotments and the proposed plans signed/accepted by majority of the members, the members confirmed to purchase additional carpet area as desired by them from the Developers over and above the free of cost offered area in their respective unit/flat/shop.

In confirmation of the above, members also gave a cheque to confirm their respective purchase to the Society to be deposited with the Society and to be forwarded to the Developer against DA.

For Sutarla Co-op. Housing Society Ltd.

Kanik
Chairman

Treasurer

Taran
Secretary



SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)

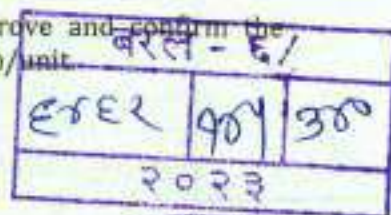
163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Resolved that the members of the Society in majority approve and confirm the additional carpet area purchase in their respective new flat/shop/unit.

Proposed by Rakesh Doshi

Seconded by Firoz Shah

Carried by majority.



- 5) To authorize the redevelopment committee/managing committee/office bearers to proceed ahead with approved plans and forward the copies of acceptance of plans/allotments to the Developer and intimate the Developer to start with preparation of Municipal Drawings and to proceed ahead with submission of the municipal drawings in the BMC under regulation 33 7 B and any other rules and regulations of DCPR 2034.

The majority of members directed the committee to proceed ahead with preparation of plans for its submission to the MCGM in order to expedite the entire redevelopment process as monsoon is approaching and wished to vacate before the monsoon as the condition of the building is poor and enormous leakages beyond repair.

Resolved that the redevelopment committee/managing committee/office bearers are and be hereby authorized to proceed ahead with approved plans and forward the copies of acceptance of plans/allotments to the Developer and intimate the Developer to start with preparation of Municipal Drawings and to proceed ahead with submission of the municipal drawings in the BMC under regulation 33 7 B and any other rules and regulations of DCPR 2034 and are further authorized to submit with the Developer any ancillary writings as may be needed for the purpose of such submission.

Proposed by Shailesh Shah

Seconded by Ketan Doshi

Carried by majority.

- 6) To authorize the redevelopment committee/managing committee/office bearers to sign and execute any documents/forms that are required to endorse the name of our society "Sutaria Co-operative Housing Society Ltd." on the Share Certificate of the Jawahar Nagar society and get the Share Certificate transferred/endorsed in society's name.

Chairman having informed all the members present in the meeting about the obtainment of Deemed Conveyance and endorsement of the name of the Sutaria CHSL on the PRC, briefed the members about the process to get records, rights, shares of The Jawahar Nagar CHSL transferred in the name of Sutaria CHSL.

As per the directions of the Advocate of the Society, the Sutaria society have to fill and sign necessary transfer forms and submit an affidavit and/or indemnity bond to The Jawahar Nagar CHSL as per the norms and procedure to be followed.

For Sutaria Co-op. Housing Society Ltd.

Kashik
Chairman

Treasurer

Raksh
Secretary.



SUTARIA CO-OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM/WP/HSG/(TC)/1719/85-86 DATED 14-01-1986)

163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Resolved that the redevelopment committee/managing committee/office bearers are and be hereby authorized to sign and execute any documents/forms that are required to endorse the name of our society "Sutaria Co-operative Housing Society Ltd." on the Share Certificate of the Jawahar Nagar society and get the Share Certificate transferred/endorsed in society's name.

वरल - ६/	Proposed by V. C. Mistry
६०६२	Seconded by Jagdish Parikh
१०६३०	Carried by majority.
२०२३	



To authorize the redevelopment committee/managing committee to get prepared the draft of the Development Agreement along with its Annexures and incidental general Power of Attorney at the earliest.

The PMC informed and explained the members present in the meeting about the further line of action in the redevelopment process and conveyed that the next immediate step is to execute and register the Development Agreement and the Power of Attorney simultaneously with preparation of the municipal drawings for submission

The Chairman informed that the Developer has already been conveyed to submit the drafts of the same to be forwarded to the Advocate of the society for necessary modifications, if any.

Resolved that the redevelopment committee/managing committee shall get prepared the draft of the Development Agreement along with its Annexures and incidental general Power of Attorney at the earliest.

Proposed by Firoz Shah
Seconded by Shailesh Shah

Carried by majority.



- 8) To authorize the redevelopment committee/managing committee/office bearers to finalize and approve the Development Agreement and incidental general Power of Attorney with the Advocate of the Society, PMC of the Society and the Developer and keep the finalized draft for inspection only by members.**

Resolved that the redevelopment committee/managing committee/office bearers are hereby authorized to finalize and approve the Development Agreement and incidental general Power of Attorney with the Advocate of the Society, PMC of the Society and the Developer and shall keep the finalized draft for inspection by members and are further authorized to submit with the Developer any ancillary writings as may be needed for the purpose of such documentation.

Proposed by Firoz Shah
Seconded by S. V. Bhanushali

Carried by majority. For Sutaria Co-op. Housing Society Ltd.

Karish
Chairman

Treasurer

P. K. Kulkarni
Secretary



SUTARIA CO-OP. HOUSING SOCIETY LTD.

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163, Jawahar Nagar, Road No. 2, Goregaon (W), Mumbai - 400 104.

Vote of Thanks.

Mr. Kartik thanked members of the society for extending co-operation during proceedings of the meeting.

The meeting was ended at around 11.15 PM.

For Sutaria Co-op. Housing Society Ltd.

For Sutaria Co-op. Housing Society Ltd.

Kartik

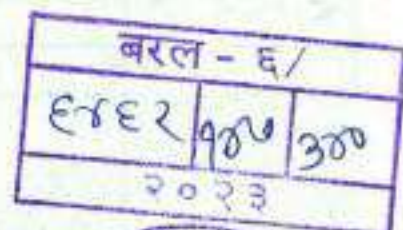
Chairman

Hon. Secretary

Treasurer

Ramash

Chairman



THE SUB-REGISTRAR BORNAL

पुणे जिल्हा, मुंबई उपनगर जिल्हा, मुंबई

वरल - ६/		
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