S.G.M.

Attendance of SGM

Room No.	Name	Signs.
5	Rakesh Dhebi	
4	Karthik Bhanushali	Karthik
18	" "	Karthik
17	Ketan J. Doshi	K.J.Doshi
27	Rajendra	Rajendra
20	[illegible]	[illegible]
24	Latha A Patel.	Latha
25	Jagdish Parikh	Jagdish
1	Uday J. Doshi	Uday
11	Sugandha Shetty	
21	Anna Chukan	
19	Kamukh D.C	
2	Firoz K. Shah	Firoz K. Shah
12	Jignesh Bhanushali	Jignesh
9	[illegible]	[illegible]
6,7	Sanjay M. Jain	
7	" "	
8	" "	
28	" "	
GF	" "	
16	[illegible]	[illegible]
3	Kanchiben V. Patel	for [illegible]
29	Ashish Dhruv	
15	CK Jain	[illegible]
001	S.V Bhanushali	
10	DAJWA	
14	Nilesh g. Shah	

classmate
Date
Page

27/12/20[illegible]


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THE SHANGRILA CO-OP. HSG. SOCIETY LTD. NO. 6
MUMBAI SUBURBAN DIST. (BANDRA)


COLLECTOR

ANNEXURE I

SR. NO.	EXISTING FLOOR	EXISTING FLAT / SHOP / GARAGE NO.	NAME OF MEMBERS AS PER SHARE CERTIFICATE	EXISTING CARPET AREA IN SQ. FT.	ADDITIONAL CARPET AREA OFFERED FREE OF COST IN SQ. FT.		OTHER ADDITIONAL AREA ARRANGEMENT FREE OF COST IN SQ. FT.	TOTAL NEW CARPET AREA FREE OF COST IN SQ. FT.
1	Ground	1	Mr. Shivji V. Bhanushali	294	123			417
2	Ground	2	Mr. Firoz K. Shah & Mrs. Paragi F. Shah	217	92			309
3	Ground	3	Mr. Kashiben V. Patel	217	92			309
4	Ground	4	Mrs. Komal K. Bhanushali	217	92			309
5	Ground	5	Mr. Rakesh J. Doshi	217	92			309
6	Ground	6	Mr. Mithalal J. Jain	217	92			309
7	Ground	7	Mr. Sanjay M. Jain	217	92			309
8	First	11	Mr. Saiprasad J. Shetty & Mrs. Sugandha S. Shetty	324	136			460
9	First	12	Mrs. Shyamkumari D. Dubey & Mr. Ashok D. Dubey	217	92			309
10	First	13	Mr. Dharmanath R. Dubey	217	92			309
11	First	14	Mr. Gangji K. Shah, Mrs. Prabhaben G. Shah, Mr. Nilesh G. Shah & Mr. Manish G. Shah	217	92			309
12	First	15	Mr. Chelabhai K. Patel	217	92			309
13	First	16	Mr. Shailesh H. Shah	217	92			309
14	First	17	Mr. Ketan J. Doshi	217	92			309
15	First	18	Mr. Manoj K. Bhanushali	324	136			460
16	Second	19	Mr. Hasmukh D. Champaneri, Mr. Avinash H. Champaneri & Mrs. Yogita Champaneri	324	136			460
17	Second	20	Mr. Motibhai N. Patel	217	92			309
18	Second	21	Mr. Jayesh V. Chauhan & Mrs. Aruna J. Chauhan	217	92			309
19	Second	22	Mrs. Gomti A. Bhanushali	217	92			309
20	Second	23	Mr. Jagdish A. Parikh	217	92			309
21	Second	24	Mrs. Latta A. Patel	217	92			309
22	Second	25	Mrs. Padmaben R. Patel and Mrs. Bhartiben K. Patel	217	92			309
23	Second	26	Mr. Kartik A. Bhanushali	324	136			460
24	Third	27	Mr. Rajendra H. Shah & Mrs. Chhaya R. Shah	268	113			381
25	Third	29	Mr. Ashok D. Dubey & Mrs. Archana A. Dubey	829	458			1287
26	SHOP	8	Mr. Sanjay M. Jain	96	26			122
27	SHOP	9	Mr. Vaktawar C. Mistry	97	26			123
28	SHOP	10	Mrs. Raj Kaur Balvinder Singh Bajwa	114	31			145
29	SHOP	28	Mrs Reena S. Jain	129	35			164
30	Garage	1	Mr. Uday J. Doshi	136	0			136
31	Garage	2	Mr. Mithalal J. Jain	252	0			252
			Total	7417	2902	10319	110	10429

ANNEXURE - I

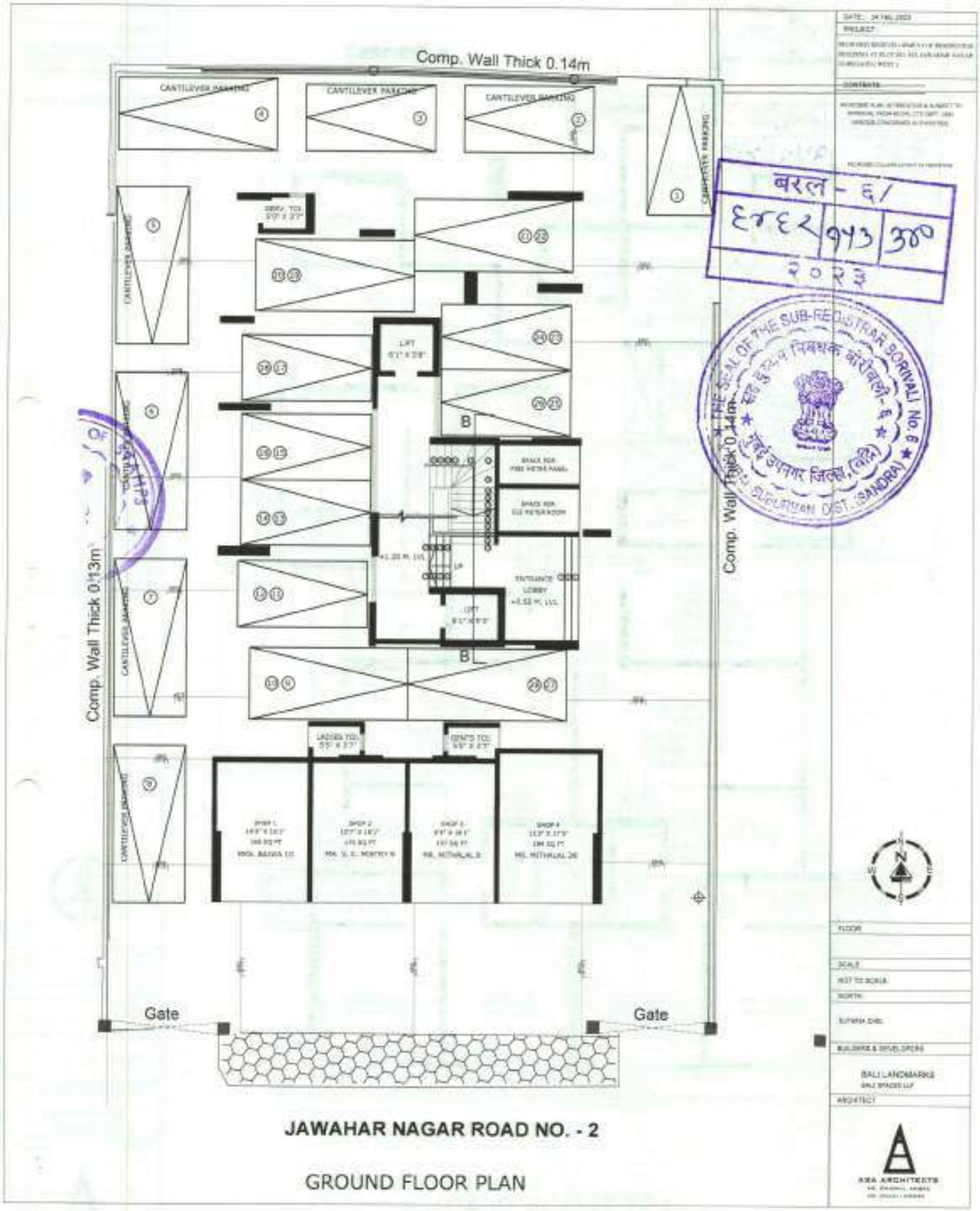
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ANNEXURE – 'J'

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THE SEAL OF THE SUB-REGISTRAR SORWALI No. 6
उप सह दुय्यम निबंधक सोरोंखी - ६
बुलढाणा जिल्हा, (चिखली)
BULDANA DIST. (SANDRA)

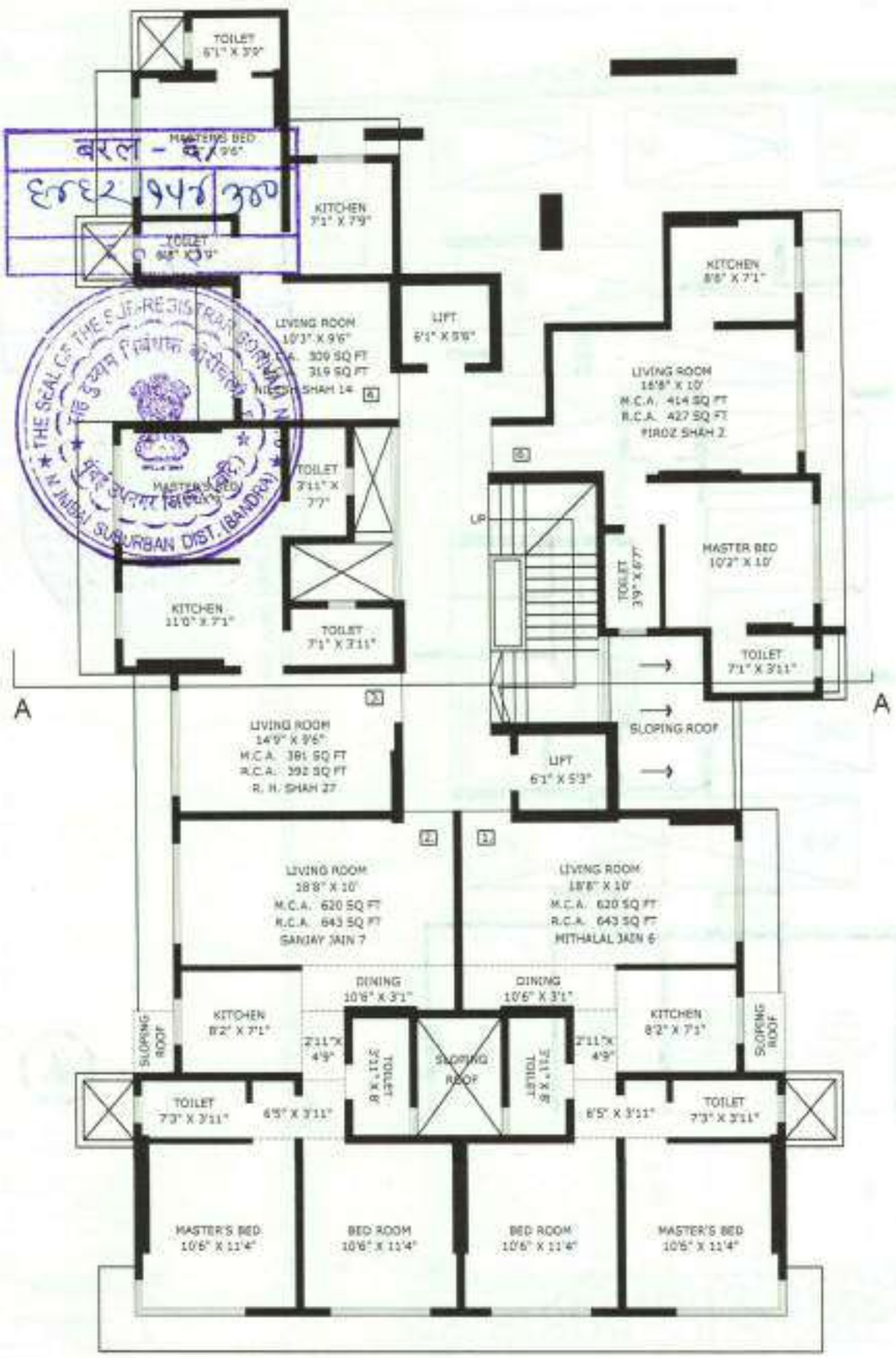
DATE:- 24 FEB, 2023
PROJECT
CONTENTS
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BUILDERS & DEVELOPERS
BALI LANDMARKS
BALI SPACES LLP
ARCHITECT
ASA ARCHITECTS

JAWAHAR NAGAR ROAD NO. - 2

GROUND FLOOR PLAN

J2

BALI LANDMARKS



1ST FLOOR PLAN

DATE 24 Feb 2023

PROJECT

REMODELED REDEVELOPMENT OF RESIDENTIAL BUILDING AT PLOT NO. 164, SAKINAKA SASTRI GOREGAON (WEST)

CONTENTS

PROPOSED PLAN IS TENTATIVE & SUBJECT TO APPROVAL FROM HCGR, CTS DEPT. MID VARIOUS CONCERNED AUTHORITIES.

PROPOSED COLUMN LAYOUT IS TENTATIVE.

FLOOR

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NORTH

SUTARIA CHSL

BUILDERS & DEVELOPERS

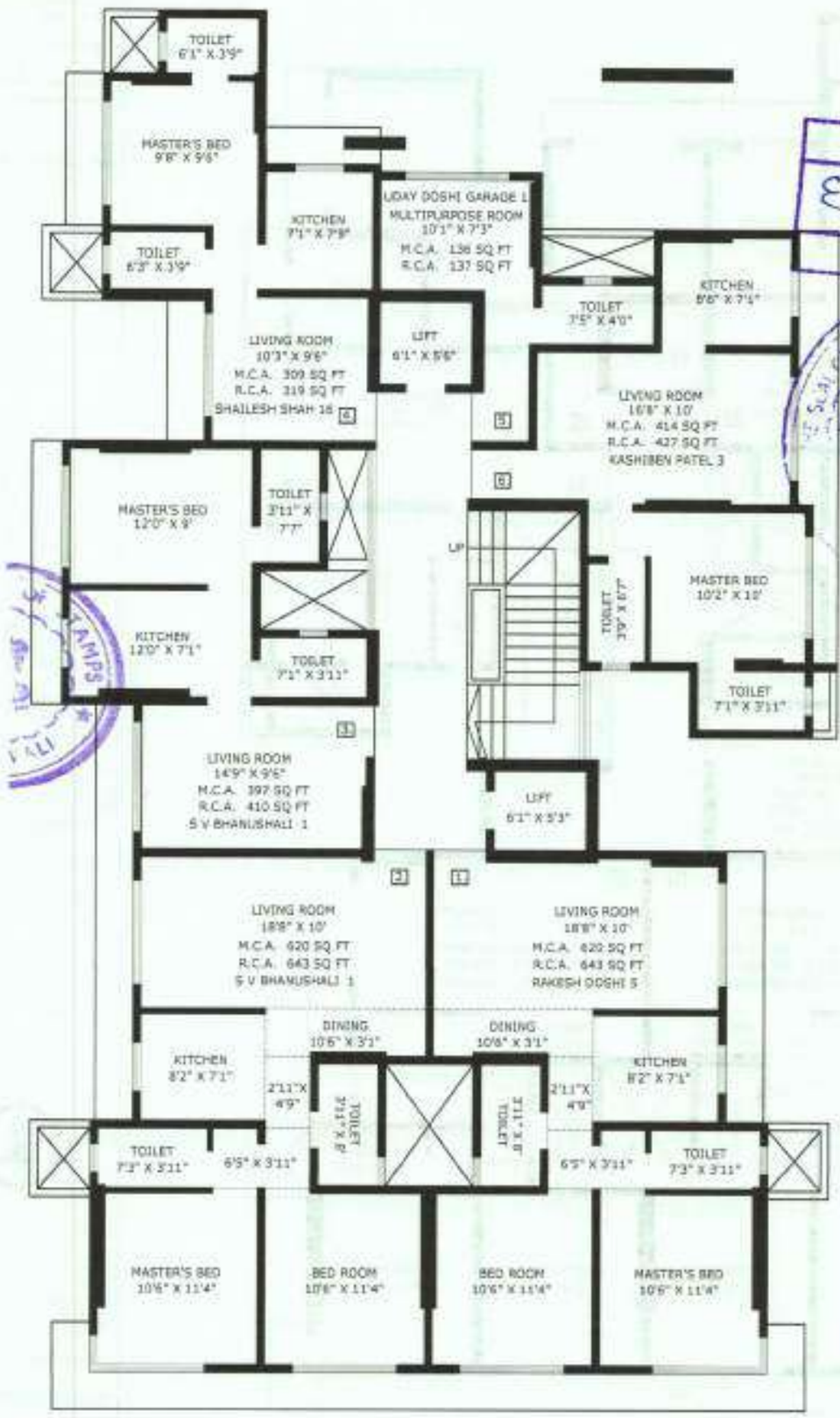
BALI LANDMARKS
BALI SPACES LLP

ARCHITECT

ABA ARCHITECTS

J3
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BALI LANDMARKS



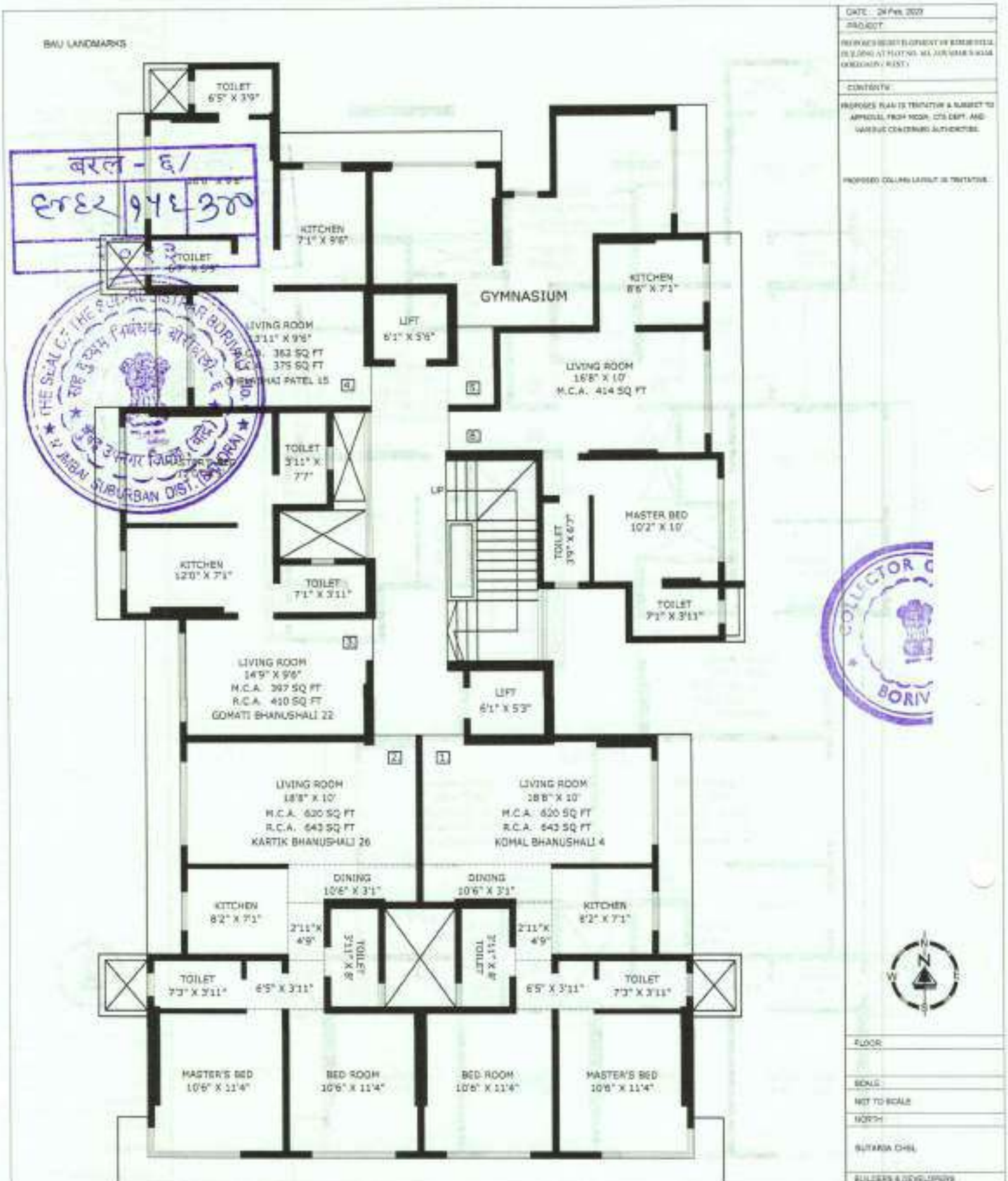
बरल - ६/
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DATE : 24 Feb, 2023
PROJECT :
PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING AT PLOT NO. 155, SAI BABA NAGAR, BORIVALI (WEST)
CONTENTS :
PROPOSED PLAN (IN TENTATIVE & SUBJECT TO APPROVAL FROM MCGM, CTS DEPT. AND VARIOUS CONCERNED AUTHORITIES.
PROPOSED COLUMN LAYOUT & TENTATIVE

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BUILDERS & DEVELOPERS
BALI LANDMARKS
BALI SPACES LLP
ARCHITECT
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2ND FLOOR PLAN

J4



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THE SEAL OF THE SUB REGISTRAR BORIVALI-6 ★ JOINT SUB REGISTRAR ★ URBAN SUBURBAN DIST.

COLLECTOR ★ BORIV

DATE : 24 Feb, 2023

PROJECT

PROPOSED REDEVELOPMENT OF EXISTING BUILDING AT PLOT NO. 44, SURVEY NO. 61/1A, GORAI-2, VILLAGE GORAI-1, BORIVALI (WEST)

CONTENTS

PROPOSED PLAN IS TENTATIVE & SUBJECT TO APPROVAL FROM MCGM, CTS DEPT. AND VARIOUS CONCERNED AUTHORITIES.

PROPOSED COLUMN LAYOUT IS TENTATIVE.

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BUILDERS & DEVELOPERS

BALI LANDMARKS
BALI SPACES LLP

ARCHITECT

ABA ARCHITECTS

3RD FLOOR PLAN

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BALI LANDMARKS



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RE SUB-REGISTRAR BORIVALI No. 6

DATE : 24 Feb. 2023

PROJECT :

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING AT PLOT NO. 145, LOKMANYA NAGAR, BORIVALI (WEST)

CONTENTS :

PROPOSED PLAN IS TENTATIVE & SUBJECT TO APPROVAL FROM MCGM, CTS DEPT. AND VARIOUS CONCERNED AUTHORITIES.

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BUILDERS & DEVELOPERS

BALI LANDMARKS
BALI SPACES LLP

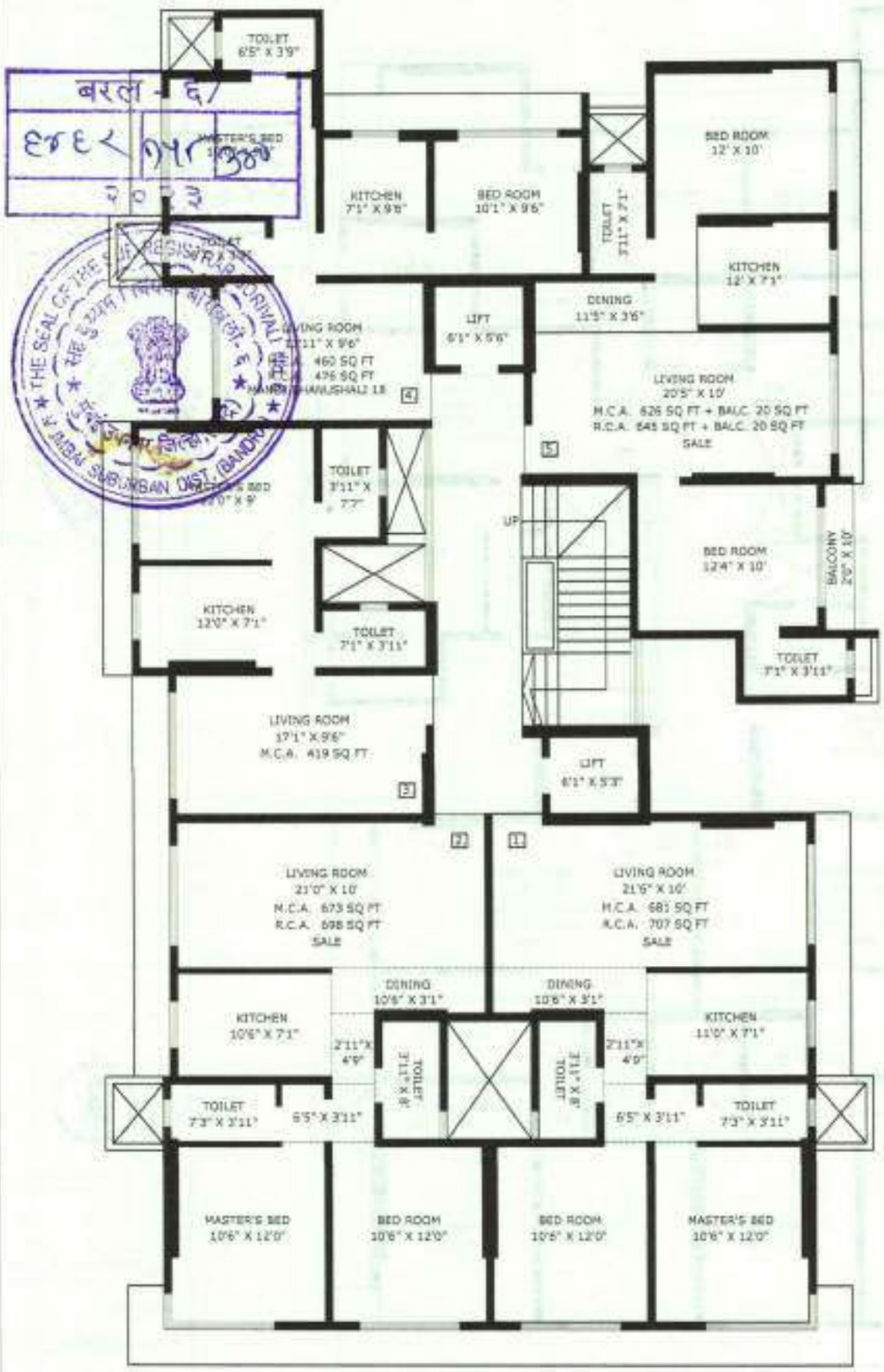
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4TH FLOOR PLAN

J6

BALI LANDMARKS



DATE: 28 Feb 2023

PROJECT:

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING AT PLOT NO. 60 (OLD NO. 5/60) OF GHODDAUN (WEST)

CONTENTS:

PROPOSED PLAN IS TENTATIVE & SUBJECT TO APPROVAL FROM MCGM, CTS DEPT. AND VARIOUS CONCERNED AUTHORITIES.

PROPOSED COLUMN LAYOUT IS TENTATIVE.

FLOOR:

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BUILDERS & DEVELOPERS:

BALI LANDMARKS
BALI GRACES LLP

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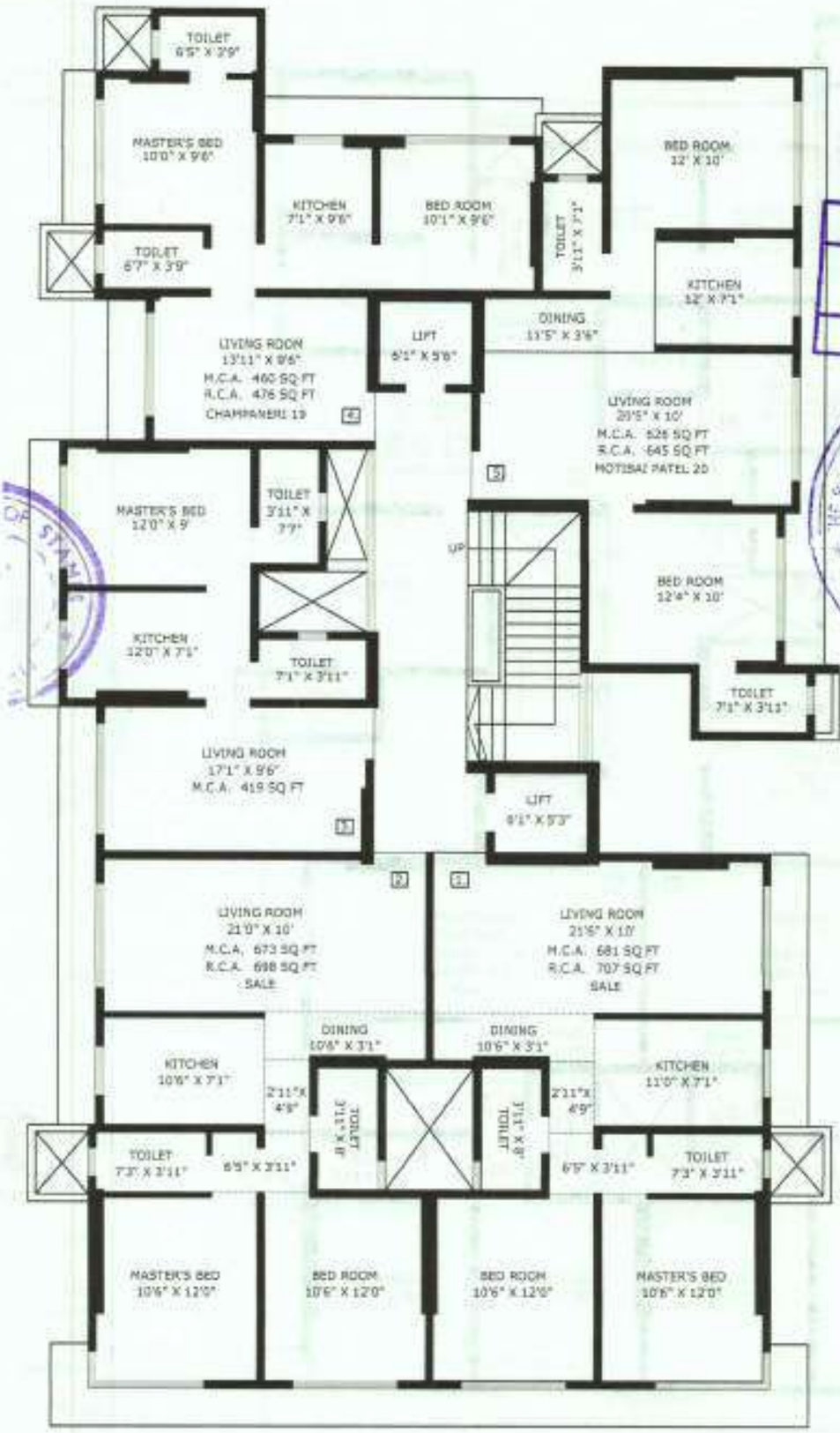
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5TH FLOOR PLAN

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BALI LANDMARKS



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THE SUB-REGISTRAR BORIVALI No. 6
उप दुय्यम निबंधक बोरिवली-६
SUBURBAN DIST. (MAHARASHTRA)

DATE : 28 Feb, 2023

PROJECT

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING AT PLOT NO. 161, DAHANUKAR NAGAR, KANDIVALI (WEST).

CONTENTS

PROPOSED PLAN IS TENTATIVE & SUBJECT TO APPROVAL FROM MCGM, CTS DEPT. AND VARIOUS CONCERNED AUTHORITIES.

PROPOSED COLUMN LAYOUT IS TENTATIVE.

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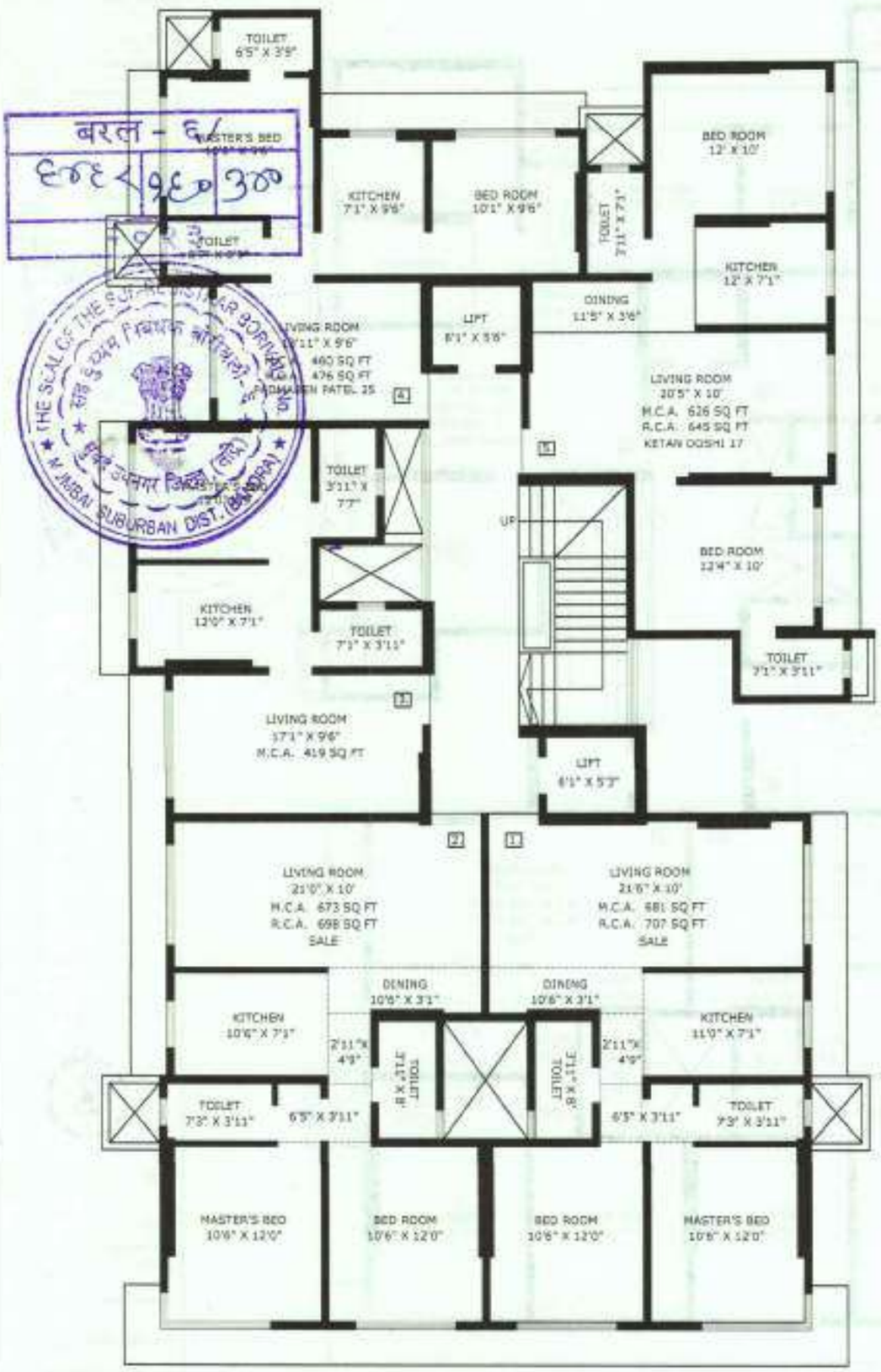
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6TH FLOOR PLAN

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BALI LANDMARKS



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THE SEAL OF THE SUB REGISTRAR BORIVALI
उप दुय्यम निबंधक बोरिवली
N. MUMBAI SUBURBAN DIST. (BORIVALI)

COLLECTOR BOR

7TH FLOOR PLAN

DATE : 24 Feb, 2023

PROJECT

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING AT PLOT NO. 143, EKSAR NAGAR, BORIVALI (WEST).

CONTENTS

PROPOSED PLAN IS TENTATIVE & SUBJECT TO APPROVAL FROM MCGM, CTS DEPT. AND VARIOUS CONCERNED AUTHORITIES.

PROPOSED COLORS LAYOUT IS TENTATIVE.

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NORTH

SUTARIA CHSL

BUILDERS & DEVELOPERS

BALI LANDMARKS
BALI SPACES LLP

ARCHITECT

ABA ARCHITECTS

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BALI LANDMARKS



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SUB-REGISTRAR BORIVALI No. 6
SUBURBAN DIST. (BANDRA)

8TH FLOOR PLAN

DATE : 24 Feb, 2023

PROJECT :

PROPOSED REDEVELOPMENT OF RESIDENTIAL BUILDING AT PLOT NO. 165, DAHANUKAR NAGAR, KANDIVALI (WEST).

CONTENTS :

PROPOSED PLAN IS TENTATIVE & SUBJECT TO APPROVAL FROM MCGM, CTS DEPT. AND VARIOUS CONCERNED AUTHORITIES.

PROPOSED COLUMN LAYOUT IS TENTATIVE.

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BUILDERS & DEVELOPERS

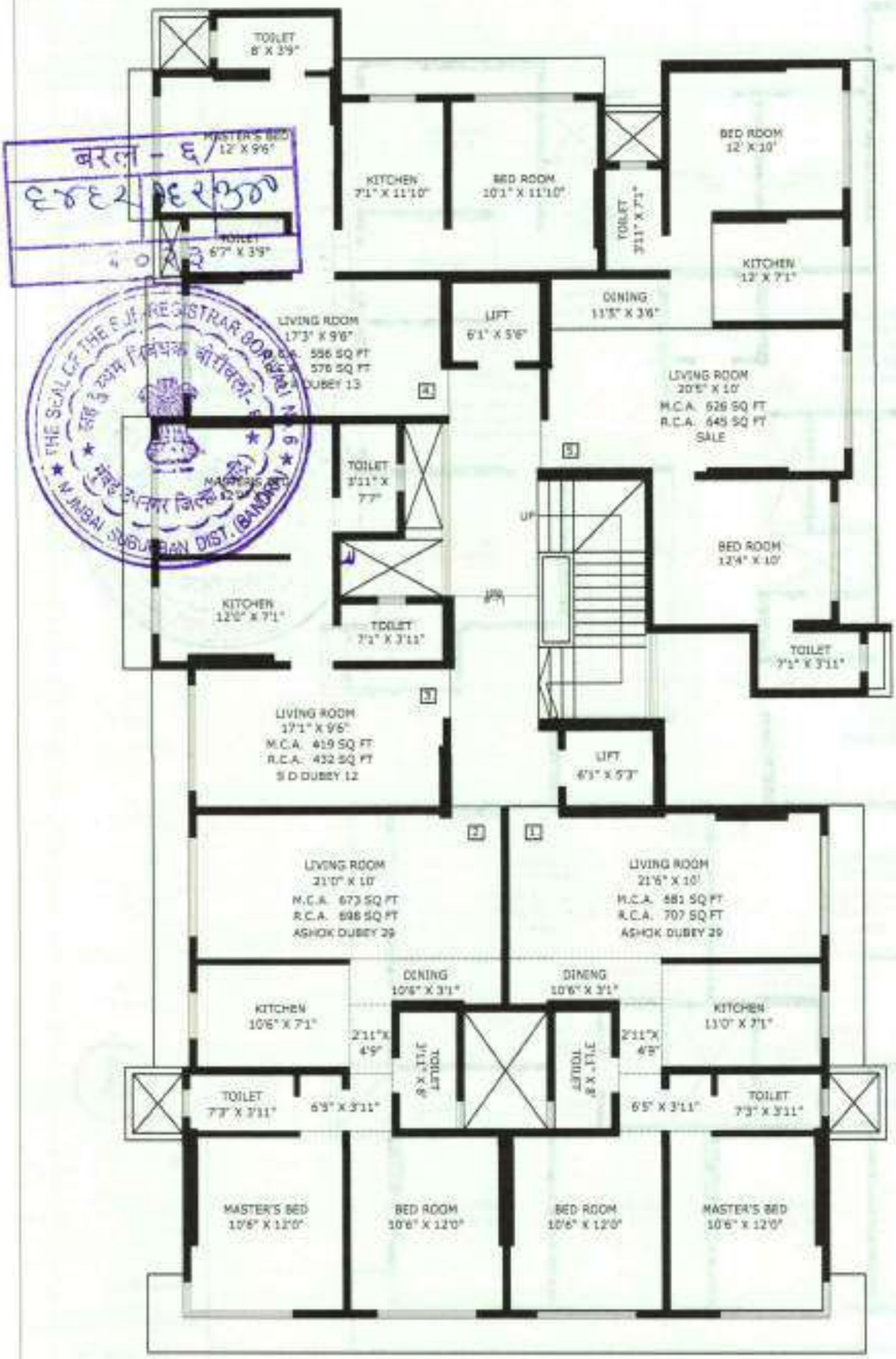
BALI LANDMARKS
BALI SPACES LLP

ARCHITECT

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BALI LANDMARKS



9TH FLOOR PLAN

DATE: 24 Feb. 2021

PROJECT:

PROPOSED REDEVELOPMENT OF BUILDING AT PLOT NO. 103 (PART) OF VILLAGE KANDIVALI (EAST) (PART)

CONTENTS:

PROPOSED PLAN IS TENTATIVE & SUBJECT TO APPROVAL FROM MCGM, CTS DEPT. AND VARIOUS CONCERNED AUTHORITIES.

PROPOSED COLUMN LAYOUT IS TENTATIVE.

FLOOR:

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SUTARIA CHSL

BUILDERS & DEVELOPERS:

BALI LANDMARKS
BALI SPACES LLP

ARCHITECT:

ASA ARCHITECTS

ANNEXURE - K

(135)

K1

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 : 01-03-2023

NOTICE

The Special General Body Meeting of Sutaria Co-op. Hsg. Soc. Ltd. has been called on 6th **March 2023** being **Monday** in the compound of the building at **9.00 pm**. You are requested to attend. The meeting will transact the following business :

1) To finalize, approve and confirm the revised plans dated 24th Feb 2023 from the Developer and the subsequent allotments of new flats/shops/units and the overall plans of the proposed new building and seek the confirmation/endorsement of the Society 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.

2) To approve the draft of Development Agreement received as finalized in joint meeting after discussions and deliberations among Advocate of Society Mr. Sunil Patel, PMC of Society and few members of the Society and the Developer on 21st February 2023 and incidental general Power of Attorney. The draft of Development Agreement was circulated amongst the members for their remarks and suggestions on 9th February 2023.

3) To approve and confirm the intimation dated 16th February 2023 received from the Developer to execute and register the Development Agreement and Power of Attorney in the name of M/s. BALI SPACES LLP, a sister concern of Bali Landmarks group.

4) To authorize the office bearers (any two) to execute the finalized Development Agreement and incidental general Power of Attorney and ancillary writings in favour of the Developers M/s. BALI SPACES LLP and lodge the aforesaid documents for registration with the concerned Sub-Registrar of Assurances for and on behalf of SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD.

5) To authorize the office bearers (any two) to get prepared the draft of PAAA and execute the approved Individual Agreements (PAAA) and subsequently lodge the aforesaid documents for registration with the concerned Sub-Registrar of Assurances for and on behalf of SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD.

And any other business with permission of chair.

For and on behalf of the Managing Committee
For **Sutaria CHSL**
For Sutaria Co-op. Housing Society Ltd.

Chairman Treasurer Secretary
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.

K2

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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~~Special General~~ Body Meeting will be held on **6th March 2023** being **Monday** in the compound of the building at **9.00 pm**.

PLEASE ACKNOWLEDGE THE RECEIPT OF NOTICE & SIGN BELOW :

Sr. No.	Existing Floor	Existing Shop / Flat / Garage No.	Name of Member	Signature
1	Ground	1	Mr. Shivji V. Bhanushali	
2	Ground	2	Mr. Firoz K. Shah & Mrs. Paragi F. Shah	
3	Ground	3	Mr. Kashiben V. Patel	
4	Ground	4	Mrs. Komal K. Bhanushali	Kashik
5	Ground	5	Mr. Rakesh J. Doshi	
6	Ground	6	Mr. Mithalal J. Jain	
7	Ground	7	Mr. Sanjay M. Jain	
8	First	11	Mr. Saiprasad J. Shetty & Mrs. Sugandha S. Shetty	
9	First	12	Mrs. Shyamkumari D. Dubey & Mr. Ashok D. Dubey	
10	First	13	Mr. Dharmanath R. Dubey	
11	First	14	Mr. Gangji K. Shah, Mrs. Prabhaben G. Shah, Mr. Nilesh G. Shah & Mr. Manish G. Shah	N.g.shah.
12	First	15	Mr. Chelabhai K. Patel	
13	First	16	Mr. Shailesh H. Shah	
14	First	17	Mr. Ketan J. Doshi	K.J.Doshi
15	First	18	Mr. Manoj K. Bhanushali	
16	Second	19	Mr. Hasmukh D. Champaneri, Mr. Avinash H. Champaneri & Mrs. Yogita Champaneri	
17	Second	20	Mr. Motibhai N. Patel	
18	Second	21	Mr. Jayesh V. Chauhan & Mrs. Aruna J. Chauhan	

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.

19	Second	22	Mrs. Gomti A. Bhanushali	
20	Second	23	Mr. Jagdish A. Parikh	
21	Second	24	Mrs. Latta A. Patel	
22	Second	25	Mrs. Padmaben R. Patel and Mrs. Bhartiben K. Patel	
23	Second	26	Mr. Kartik A. Bhanushali	
24	Third	27	Mr. Rajendra H. Shah & Mrs. Chhaya R. Shah	
25	Third	29	Mr. Ashok D. Dubey & Mrs. Archana A. Dubey	
26	SHOP	8	Mr. Sanjay M. Jain	
27	SHOP	9	Mr. Vaktawar C. Mistry	
28	SHOP	10	Mr. R. B. Bajwa	
29	SHOP	28	Mrs Reena S. Jain	
30	Garage	1	Mr. Uday J. Joshi	6/3/23
31	Garage	2	Mr. Mithalal J. Jain	

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SUB-REGISTRAR BORIVALI No. 6
SUBURBAN DIST.

K4

O/C

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: **8th March 2023.**

MINUTES

Minutes of the Special General Body Meeting of Sutaria Co-op. Hsg. Soc. Ltd. held on **6th March 2023** being **Monday** in the compound of the building at **9.00 pm**.

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 relating to the redevelopment of society building as per the agenda.

Chairman informed all members about the recent developments in the process of redevelopment and also about the meeting with Advocate Shri Sunil Patel and the PMC regarding finalization of the draft of Development Agreement and subsequent Power of Attorney.

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 PR card with the assistance of the Developer and he conveyed his thanks to the Developer.

Mr. Sushant V. Parmar, the Developer, Partner of M/s Bali Spaces LLP was present at the meeting. Mr. Karan Shah of Palash PMC, the Consultant of Society, was also present for the meeting and assisted in conducting the meeting.

Mr. Sushant V. Parmar, the Developer, Partner of M/s Bali Spaces LLP briefed the members about their meeting with Advocate Shri Sunil Patel alongwith few members of the Society and the PMC regarding the points raised by some members in the Development Agreement and after discussions on the same, the same was finalized and was decided to keep the Development Agreement for final approval in the SGBM.

PMC, Mr. Karan Shah read out the agenda of the meeting.

1) **To finalize, approve and confirm the revised plans dated 24th Feb 2023 from the Developer and the subsequent allotments of new flats/shops/units and the overall plans of the proposed new building and seek the confirmation/endorsement of the Society 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.**

Majority of the members approved and gave their consent cum confirmation in the meeting with regards to the proposed allotments of their respective new flats/shops/units in the proposed new building.

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.

The Society in majority also approved and confirmed the overall plans of the proposed new building as per the revised plans dated 24th Feb 2023 comprising of Ground Floor having Shops and Stilt having Stack/Surface parkings with Entrance Lobby, Meter Room, etc. and Compound having Cantilever parkings and Upper floors of 1st to 9th floors having residential flats/units, Society Office on 4th Floor and Gym/Fitness Centre on 3rd Floor.

The members of the Society directed the office bearers present in the meeting and the Developer to proceed ahead with preparation of drawings for submission to BMC and proceed with submission of the same.

It was informed by the Developer that the Terrace shall be equipped with Lounge/Seating Zone, Pantry, etc. and informed about the location of Gym/Fitness Centre and Society Office and its size/area.

One member Mr. Uday Doshi G1 raised his objection with regards to allotment of his unit.

Resolved that the Society in majority hereby approves and confirms the revised plans dated 24th Feb 2023 and the subsequent allotments of new flats/shops/units and the overall plans of the proposed new building and intimated the Developer to start with preparation of drawings and to proceed ahead with submission of the drawings in the BMC.

Proposed by: Jagdish Parikh.
Seconded by: Chelabhai K. Patel.

Carried by majority.

2) **To approve the draft of Development Agreement received as finalized in joint meeting after discussions and deliberations among Advocate of Society Mr. Sunil Patel, PMC of Society and few members of the Society and the Developer on 21st February 2023 and incidental general Power of Attorney. The draft of Development Agreement was circulated amongst the members for their remarks and suggestions on 9th February 2023.**

Few members raised some queries with regards to the Development Agreement being the area variation clause, time period for completion of project, dissenting members, if any and how to deal with them and time for vacating the existing premises, rental amount, etc. to which the Developer Mr. Sushant Parmar gave a detailed explanation of each and every point to the satisfaction of the members. Changes suggested by Advocate Shri Sunil Patel and PMC were incorporated in the Development Agreement. Members' point regarding time period for obtaining the IOD should be 6 months from the date of execution of DA was also mentioned.

For Sutaria Co-op. Housing Society Ltd.

Chairman Treasurer Secretary

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Members asked the Developer that when would they have to vacate their existing premises. The Developer informed that after obtainment of IOD, the Developer shall intimate the members to come forward to execute the PAAA and simultaneously execute a consent to vacate the existing premises stating their willingness to vacate their respective premises. He further informed that if there would be any dissenting member, then the Developer and the Society shall approach the Court in order to proceed ahead. Only after obtaining 100% consent and executing all the PAAA, the members will have to vacate their premises and handover the possession to the Society and the Society in turn will handover the vacant and peaceful possession of building and plot to the Developer for the redevelopment and simultaneously the Developer will start with rental payment.

Period of completion of project to be mentioned in the RERA shall be 42 months from the date of Commencement Certificate. However, extension of further period of 12 months shall be at the discretion of the Society.

The Developer also explained about the Power of Attorney that has to be executed subsequent to the execution and registration of the Development Agreement.

Members present in the meeting approved the draft of the Development Agreement with necessary changes in the DA as discussed in the SGBM dated 06-03-2023 and also approved the incidental general Power of Attorney.

Resolved that the draft of Development Agreement received as finalized in joint meeting after discussions and deliberations among Advocate of Society Mr. Sunil Patel, PMC of Society and few members of the Society and the Developer on 21st February 2023 and incidental general Power of Attorney be and is hereby approved.

Proposed by: Ketan Doshi
Seconded by: Motibhai N. Patel.

Carried by majority.

3) To approve and confirm the intimation dated 16th February 2023 received from the Developer to execute and register the Development Agreement and Power of Attorney in the name of M/s. BALI SPACES LLP, a sister concern of Bali Landmarks group.

Mr. Rakesh Doshi informed the members of the Society that the Society has received a letter from the Developer intimating about the change in the name of company of the Developer.

Developer Mr. Sushant V. Parmar explained to the members that their Chartered Accountant has suggested to carry out the project in the name of M/s Bali Spaces LLP

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instead of M/s Bali Engicons LLP due to some internal reasons. Mr. Sushant V. Parmar clarified that there are no external partners and the partners and their ratios are same as of previous company. Vijay Parmar and Sushant Parmar are the designated partners and that all the terms and conditions agreed by and between the Society shall be binding upon the new company. The above subject had also been discussed with society's advocate Shri Sunil Patel and he had granted his approval for the same.

The Developer hence informed that the Development Agreement and Power of Attorney will be executed and registered in the name of M/s Bali Spaces LLP and the Members agreed for the same.

Resolved that the intimation letter dated 16th February 2023 received from the Developer to execute and register the Development Agreement and Power of Attorney in the name of M/s. BALI SPACES LLP, a sister concern of Bali Landmarks group, is accepted and approved.

Proposed by: Motibhai N. Patel
Seconded by: Jagdish Parikh.

Carried by majority.

4) **To authorize the office bearers (any two) to execute the finalized Development Agreement and incidental general Power of Attorney and ancillary writings in favour of the Developers M/s. BALI SPACES LLP and lodge the aforesaid documents for registration with the concerned Sub-Registrar of Assurances for and on behalf of SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD.**

Members gave their accord to the office bearers to execute the finalized Development Agreement and incidental general Power of Attorney and ancillary writings in favour of the Developers M/s. BALI SPACES LLP and lodge the aforesaid documents for registration with the concerned Sub-Registrar of Assurances.

Resolved that the office bearers (any two) are and be hereby authorized to execute the finalized Development Agreement and incidental general Power of Attorney and ancillary writings in favour of the Developers M/s. BALI SPACES LLP and lodge the aforesaid documents for registration with the concerned Sub-Registrar of Assurances for and on behalf of SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD.

Proposed by: Sanjay M Jain
Seconded by: Ashok Dubey.

Carried by majority.

For Sutaria Co-op. Housing Society Ltd.

Chairman Treasurer Secretary

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5) **To authorize the office bearers (any two) to get prepared the draft of PAAA and execute the approved Individual Agreements (PAAA) and subsequently lodge the aforesaid documents for registration with the concerned Sub-Registrar of Assurances for and on behalf of SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD.**

Developer informed the Society that post the finalization of DA and POA, the next document to be finalized is the PAAA (individual agreement). The members urged the PMC and office bearers to get the draft prepared of the same.

Resolved that the office bearers (any two) are and be hereby authorized to get prepared the draft of PAAA and execute the approved Individual Agreements (PAAA) and subsequently lodge the aforesaid documents for registration with the concerned Sub-Registrar of Assurances for and on behalf of SUTARIA CO-OPERATIVE HOUSING SOCIETY LTD.

Proposed by: Karthik Bhanushali
Seconded by: Rakesh Doshi.

Carried by majority.

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 **10.45 PM**.

For Sutaria Co-op. Housing Society Ltd.

Hon. Secretary **Chairman**

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Special General Body Meeting held on **6th March 2023** being **Monday** in the compound of the building at **9.00 pm.**

MEMBERS PRESENT IN THE MEETING ARE AS BELOW :

Sr. No.	Existing Floor	Existing Shop / Flat / Garage No.	Name of Member	Signature
1	Ground	1	Mr. Shivji V. Bhanushali	
2	Ground	2	Mr. Firoz K. Shah & Mrs. Paragi F. Shah	
3	Ground	3	Mr. Kashiben V. Patel	
4	Ground	4	Mrs. Komal K. Bhanushali	
5	Ground	5	Mr. Rakesh J. Doshi	
6	Ground	6	Mr. Mithalal J. Jain	
7	Ground	7	Mr. Sanjay M. Jain	
8	First	11	Mr. Saiprasad J. Shetty & Mrs. Sugandha S. Shetty	
9	First	12	Mrs. Shyamkumari D. Dubey & Mr. Ashok D. Dubey	
10	First	13	Mr. Dharmanath R. Dubey	
11	First	14	Mr. Gangji K. Shah, Mrs. Prabhaben G. Shah, Mr. Nilesh G. Shah & Mr. Manish G. Shah	N.g.Shah.
12	First	15	Mr. Chelabhai K. Patel	
13	First	16	Mr. Shailesh H. Shah	
14	First	17	Mr. Ketan J. Doshi	
15	First	18	Mr. Manoj K. Bhanushali	
16	Second	19	Mr. Hasmukh D. Champaneri, Mr. Avinash H. Champaneri & Mrs. Yogita Champaneri	
17	Second	20	Mr. Motibhai N. Patel	
18	Second	21	Mr. Jayesh V. Chauhan & Mrs. Aruna J. Chauhan	

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19	Second	22	Mrs. Gomti A. Bhanushali	
20	Second	23	Mr. Jagdish A. Parikh	
21	Second	24	Mrs. Latta A. Patel	
22	Second	25	Mrs. Padmaben R. Patel and Mrs. Bhartiben K. Patel	
23	Second	26	Mr. Kartik A. Bhanushali	
24	Third	27	Mr. Rajendra H. Shah & Mrs. Chhaya R. Shah	
25	Third	29	Mr. Ashok D. Dubey & Mrs. Archana A. Dubey	
26	SHOP	8	Mr. Sanjay M. Jain	
27	SHOP	9	Mr. Vaktawar C. Mistry	
28	SHOP	10	Mr. R. B. Bajwa	
29	SHOP	28	MrsReena S. Jain	
30	Garage	1	Mr. Uday J. Joshi	6/3/23
31	Garage	2	Mr. Mithalal J. Jain	

ANNEXURE - 'L'

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Bali Landmarks
www.balilandmarks.com

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True Extract of the meeting of the partners of the firm BALI SPACES LLP held on 16th February 2023 in the Regd. Office of the firm.

"It is resolved that any-one / both of the Designated Partners of the firm BALI SPACES LLP viz. SHRI SUSHANT VIJAY PARMAR, aged about 37 years and SHRI VIJAY PHOOLCHAND PARMAR, aged about 63 years is/are hereby authorized to sign, execute and get registered the Agreement for Development, Power of Attorney, Agreement for Permanent Alternate Accommodation, Undertakings, Applications, Bank Guarantee, Indemnity Bond, Lien, Charge and Letters and other documents for and on behalf of the firm BALI SPACES LLP and also authorized to use seal and stamp at the time of execution of the Agreement for Development, Power of Attorney, Agreement for Permanent Alternate Accommodation and other above documents and writings."

Shri Sushant V. Parmar and / or Shri Vijay P. Parmar is/are also authorized to submit and furnish the certified true copies this resolution to various parties, authorities and semi-government agencies.

Place : Mumbai
Date : 16th February 2023

For BALI SPACES LLP

Partner

For BALI SPACES LLP

Partner

For BALI SPACES LLP

Partner

For BALI SPACES LLP

Partner

BALI SPACES LLP MUMBAI

Bali Spaces LLP
Office No. 04, 1st Floor, A Wing, Onkar Bldg., Opp. Oberoi Mall, Gen. A. K. Vaidya Marg, Dindoshi, Malad East, Mumbai 400 097.
Tel : 022 2841 0009 I 022 2841 0029 I E-mail : office@balilandmarks.com


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


COLLECTOR
BORIVI

ANNEXURE - M

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LIST OF AMENITIES

A. BUILDING AMENITIES

1. Foam-Finish RCC framed structure. The structural framework of the building will be designed to resist seismic forces (Earthquake Resistant as per Zone III) and wind forces in accordance with relevant IS Codes.
2. Anti-Termite Treatments at Foundation and Plinth Level of Building.
3. Two (2) Elevators of min. 6 pax. capacity of reputed brand (KONE/SCHINDLER/FUJITEC) with latest features and safety.
4. Attractive entrance lobby with decorative lighting and quality flooring.
5. Well-lit compound and stilt of the building with checkered tiles paving.
6. Terrace, O. H. Tank top and Lift Machine Room/Shaft top, Lift Pit, Toilet & Kitchen Sunk, etc. including all wet areas shall be adequately water-proofed with Brick Bat Coba and I.P.S. and China Chips on the Terrace top.
7. Installation of CCTV Camera in Compound, Terrace, all Floors and in Elevators for security surveillance.
8. Granite/Marble & Vitrified tiles in the staircase & lift-corridors.
9. Professional installation of good quality fire-fighting equipment as per norms of Fire Dept.
10. Installation of Rain-Water Harvesting system by professional consultants.
11. Bore-well to be installed alongwith high-discharge submersible pumps in U. G. water tanks (adequate separate domestic and flushing tanks) with sensors and automation features.
12. Adequate separate Overhead tanks (domestic and flushing tanks) with sensors and automation features alongwith Fire-Fighting tank as per norms of CFO NOC.
13. High-capacity Booster pump for municipal inlet water, if required.
14. Common Servant Toilet at Stilt Level as per MCGM approval.
15. Society Office, Fitness Centre and Security Cabin, as per MCGM approval.
16. Intercom System in Security Cabin, Society Office, Fitness Centre, Elevators and Terrace Level Floor Lobby.

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B. FLAT AMENITIES

Flooring

- Vitrified tiles and skirting in the entire flat.

Kitchen

- Granite platform with S. S. Sink.
- Granite Service Platform, if possible.
- Vitrified/Ceramic tiles on all walls of Kitchen.
- Adequate electric points for all kitchen appliances and light & fan.
- Instant Geyser with basin-mixer.
- Water-Purifier of reputed brand.
- Exhaust fan in window.
- Bore well water supply in Kitchen additionally.

Toilets & Plumbing

- Vitrified/Ceramic tiles in flooring (anti-skid) and dado.
- Instant Geyser of reputed make in all toilets.
- Exhaust fan in louver window in toilet.
- Concealed CPVC plumbing with premium bath fittings with S/L diverters and dual flush valves, superior grade sanitary ware (wall-hung WC with soft closing covers & basins).
- A Stop-Cock/Valve for each toilet/kitchen for easy maintenance.
- 'C' Class GI / CPVC pipes for entire plumbing network & looping.
- All the pipes (drainage and water supply) will be installed at least 50 mm away from the building walls on brackets.
- Hole/Provision for AC pipes in brickwork in all rooms.

Doors

- Main door frame and bed room door frame of Teak-wood / Red Miranti with both side laminated flush doors (main door having Fire Resistant Doors of 45 mm thick and BWR/BWP bedroom/toilet doors 35 mm thick respectively) with locking fittings and provision of Safety Door in the main door frame.
- Granite door frame in Kitchen & Toilet.

Windows

- Anodized aluminum sliding windows (1" series) with marble sills & granite frame with fine quality glass with dedicated track for the Mosquito Net.
- MS Railing for safety and security.

Electrification

- Concealed copper wiring in entire flat.
- Internet, T.V., Telephone & AC points in Living / Master Bedrooms.
- Extensive layout in all rooms with quality modular switches (Legrand or superior) and fittings.
- ELCB & MCB system for safety.

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Painting

- All internal walls finished with Gypsum & painted with premium plastic emulsion paints.
- All external surfaces to be painted with high-quality all-weather proof Water Repellent Silicon based Paint.

Security

- Video-Door phone alongwith Caller-Id Intercom.

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